HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

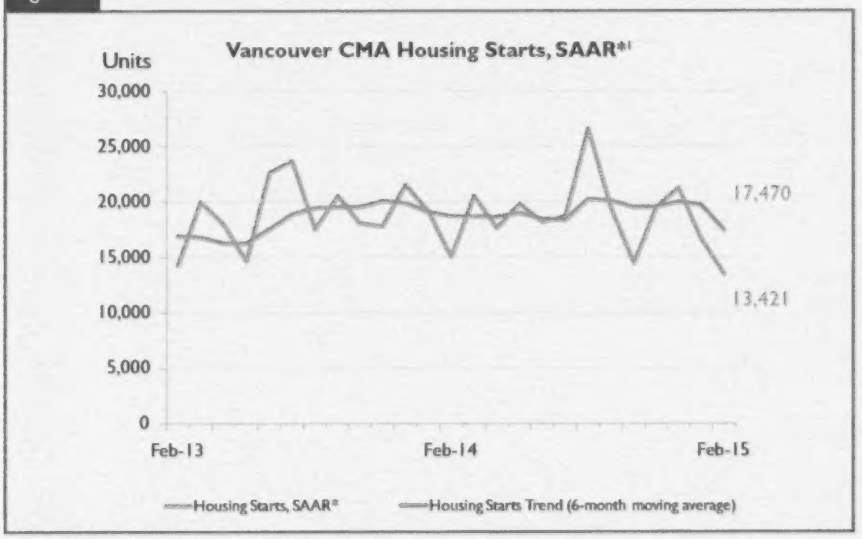
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2015

Highlights

- Housing starts in the Vancouver CMA were trending at 17,470 units in February compared to 19,673 units in January due to a slowdown in apartment and townhouse construction.
- During the first two months of the year, actual multiple-family housing starts were lower than in the same period last year, whereas single-detached housing starts increased.
- Housing starts in the Abbotsford-Mission CMA were trending at 530 units in February 2015, up from 414 units in January 2015.

Figure 1



* Seasonally adjusted annual rate
Source: CMHC

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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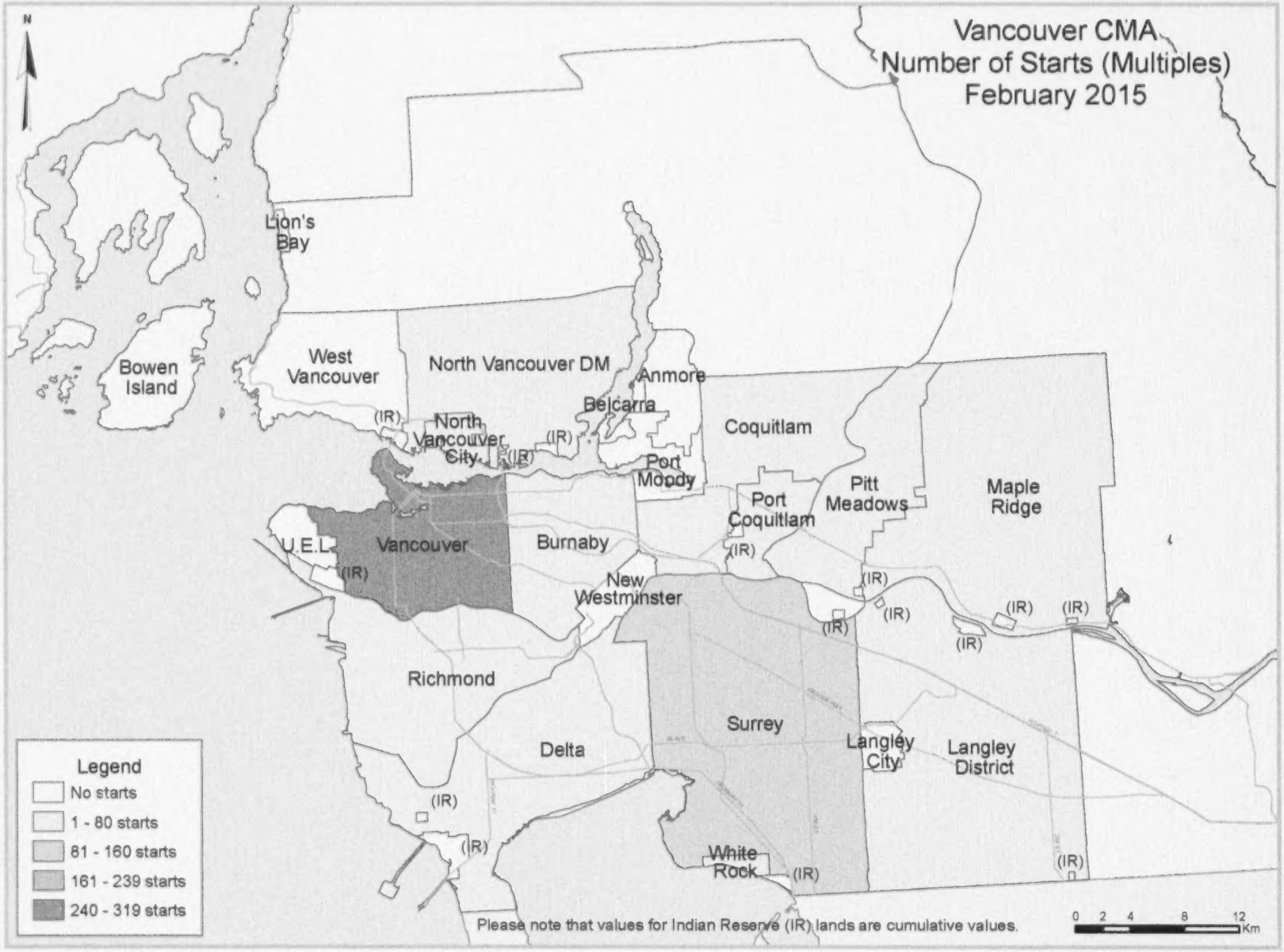
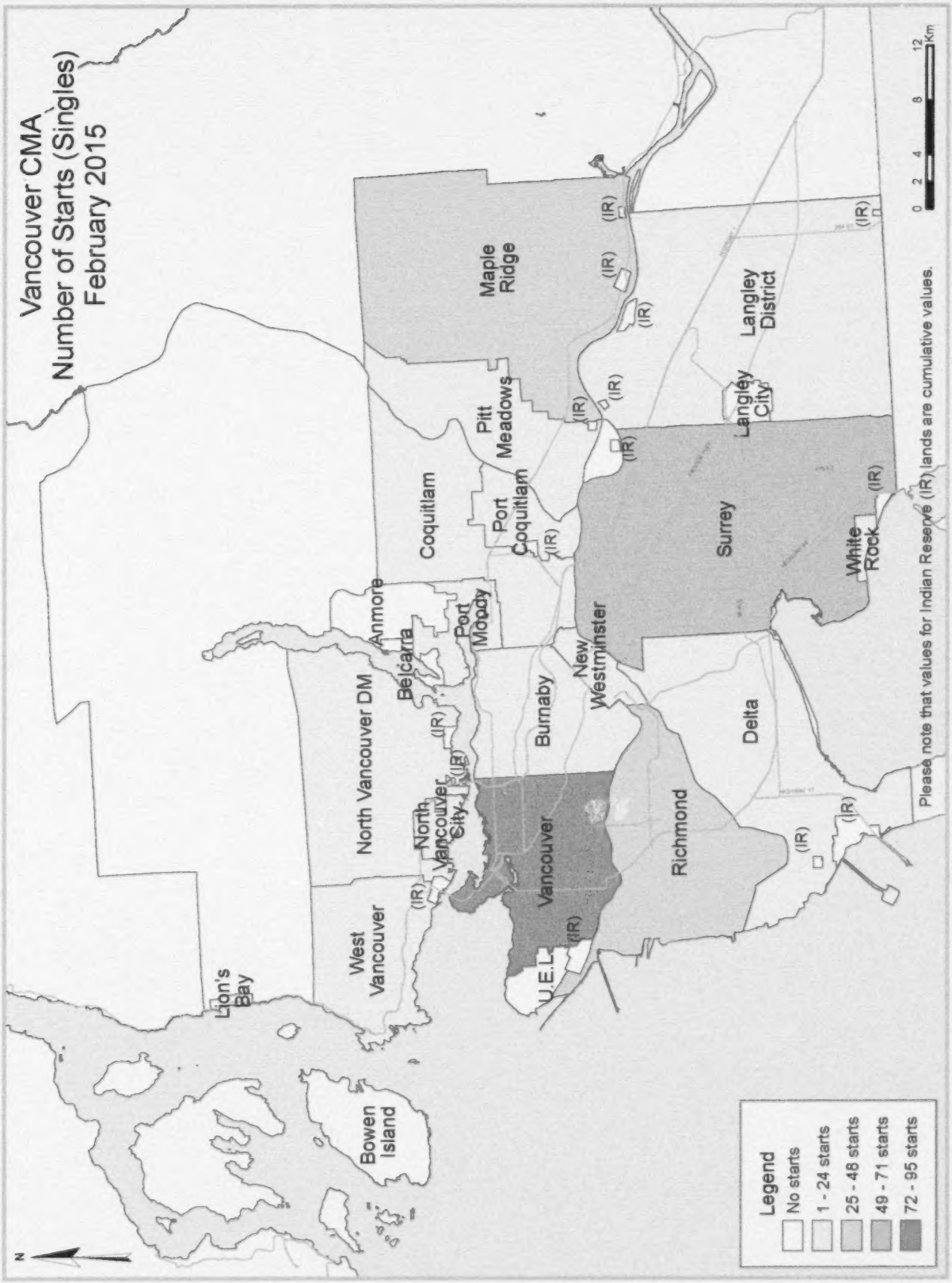
Housing Market Overview

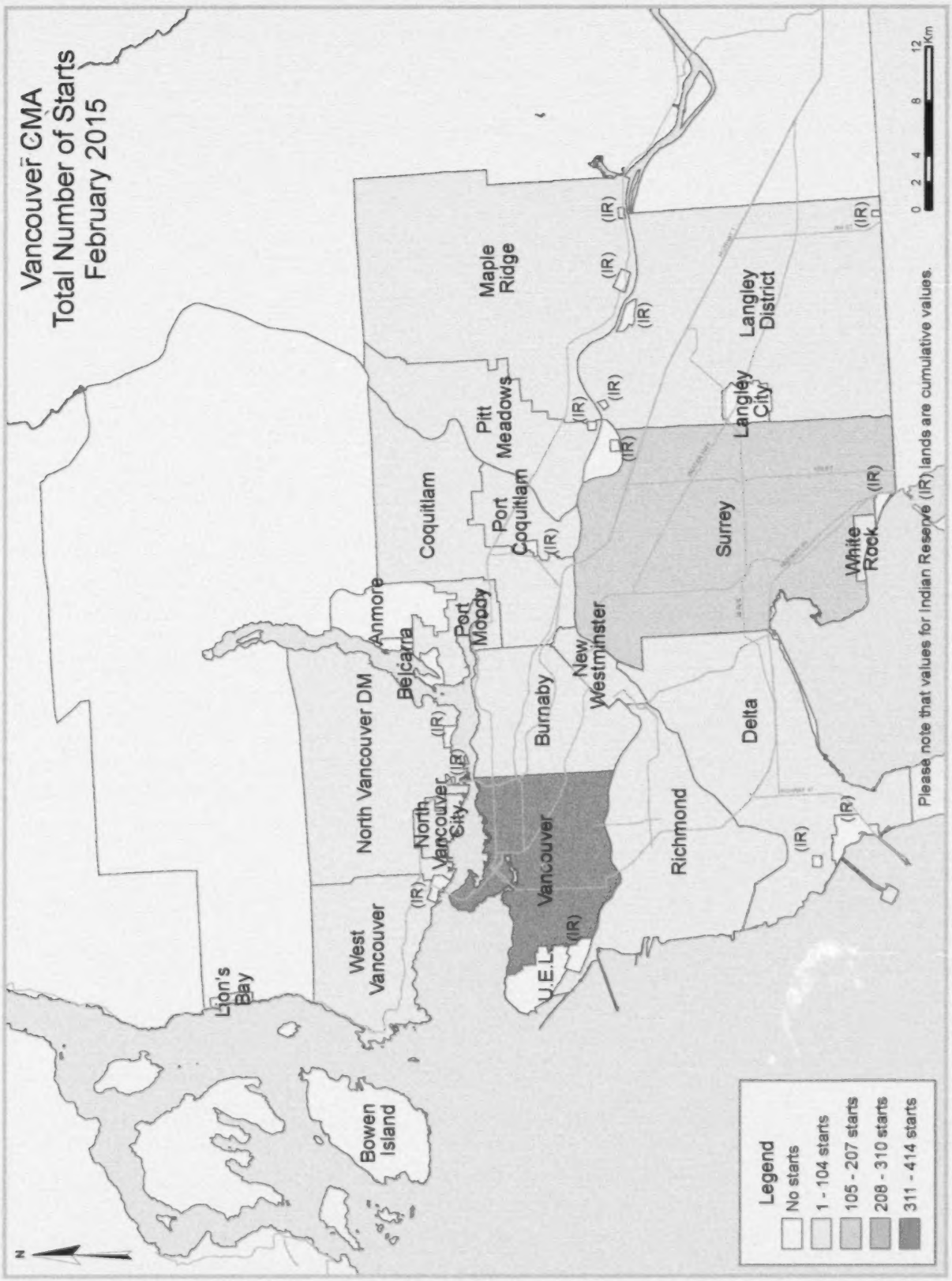
Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 17,470 units in February compared to 19,673 units in January. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. Fewer multi-family starts accounted for the decreasing trend, offsetting an increase in single-detached home construction. The actual number of housing starts during the first two months of the year followed a similar trend, resulting in a lower overall count compared to the same period last year.

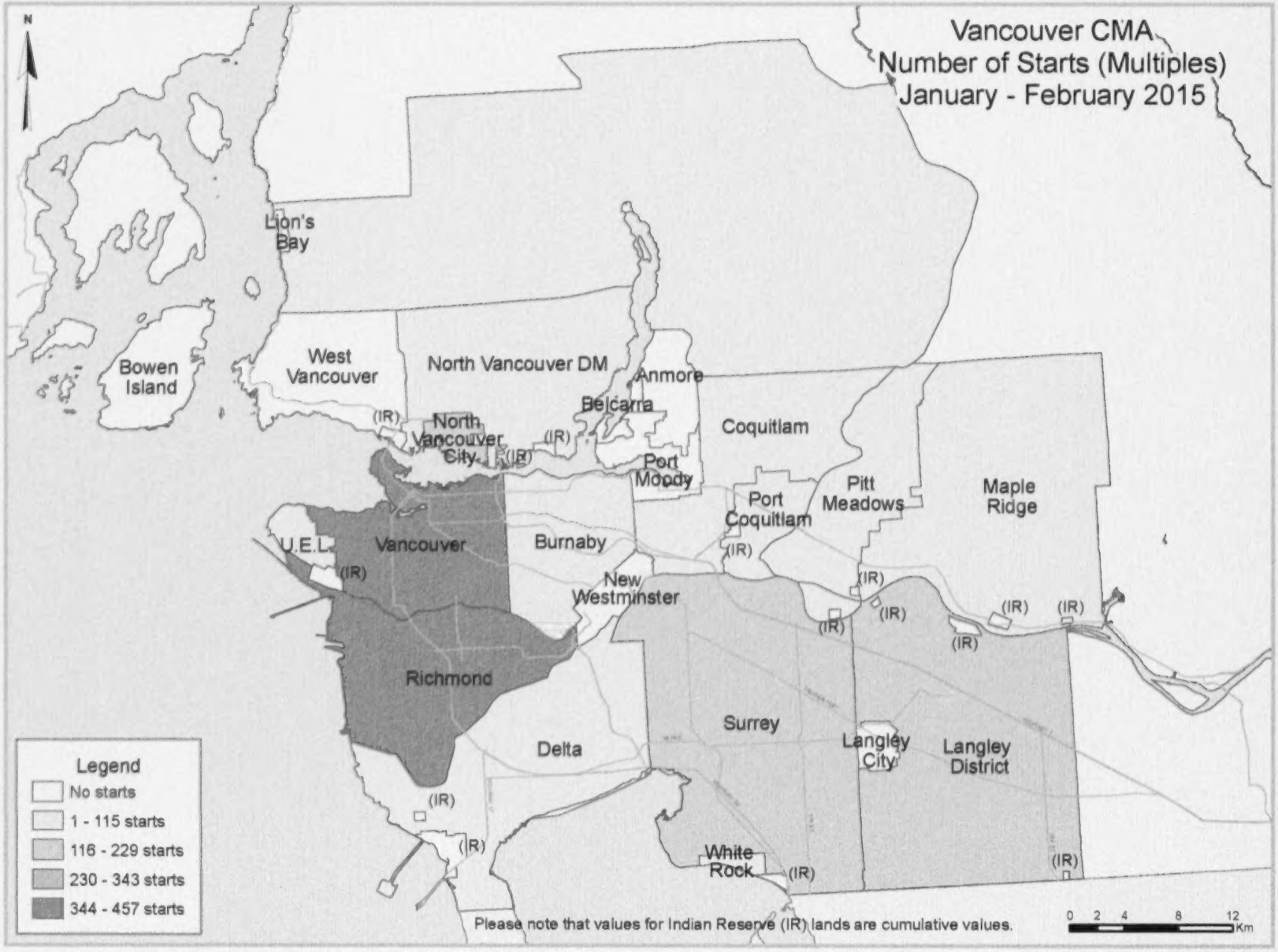
The slowdown in multiples construction kept the number of units under construction and the inventory of completed and unabsorbed (unsold) new units in check. The number of units under construction has been stable since August of last year. Despite an increase in single-detached starts, the inventory of completed and unabsorbed detached homes has been trending lower for more than a year. Similarly, apartment inventories have moved lower, while the number of unabsorbed town homes and duplexes (semi-detached) has remained stable over the past year. The average monthly absorption rate during the past six months has been more or less on par with the previous six month period for all home types, reflecting steady demand for new homes.

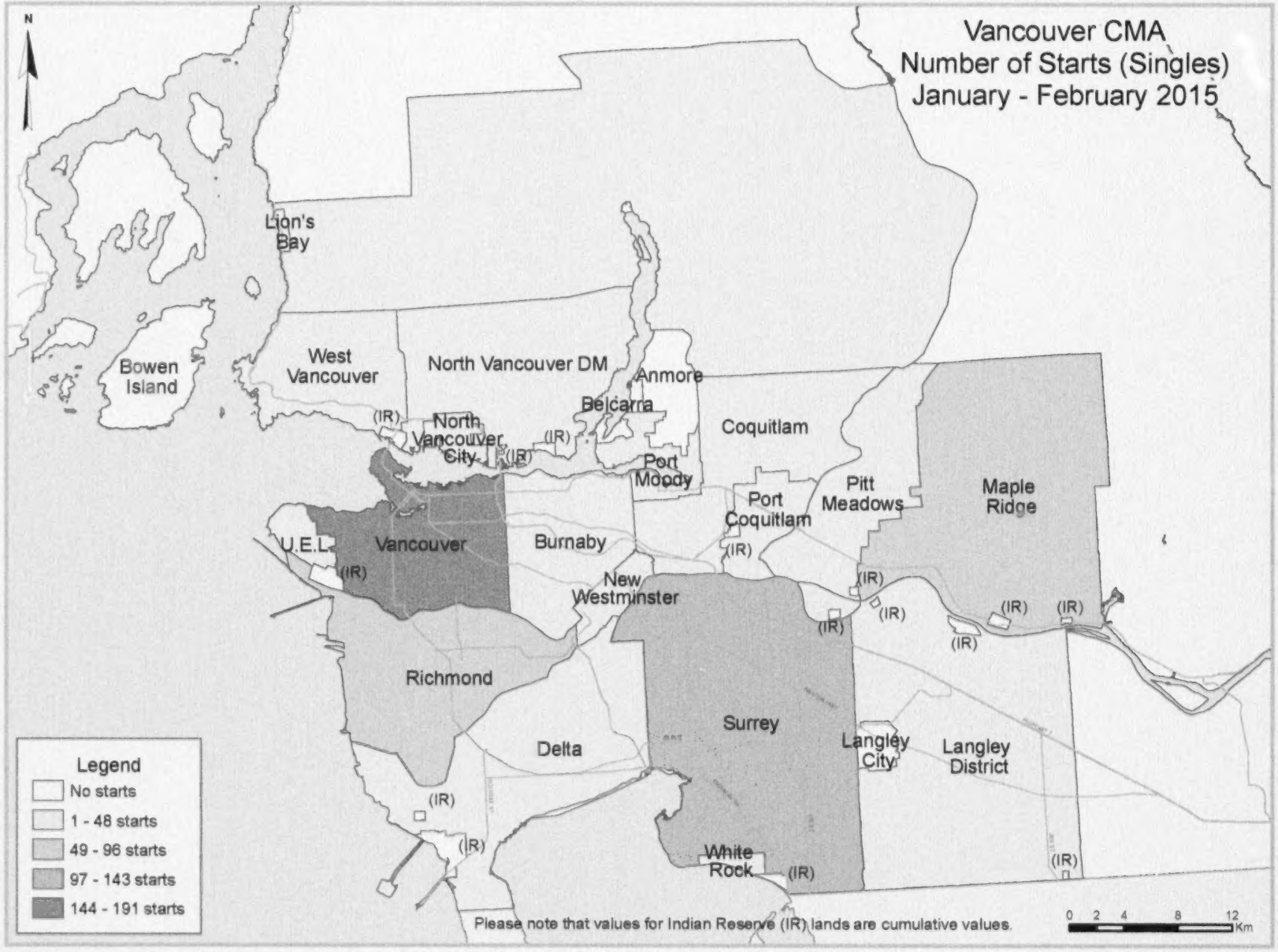
Housing starts in the Abbotsford-Mission CMA were trending at 530 units in February 2015, up from 414 units in January 2015. Increases in apartment and town home starts more than offset a small decline in single-detached home building.

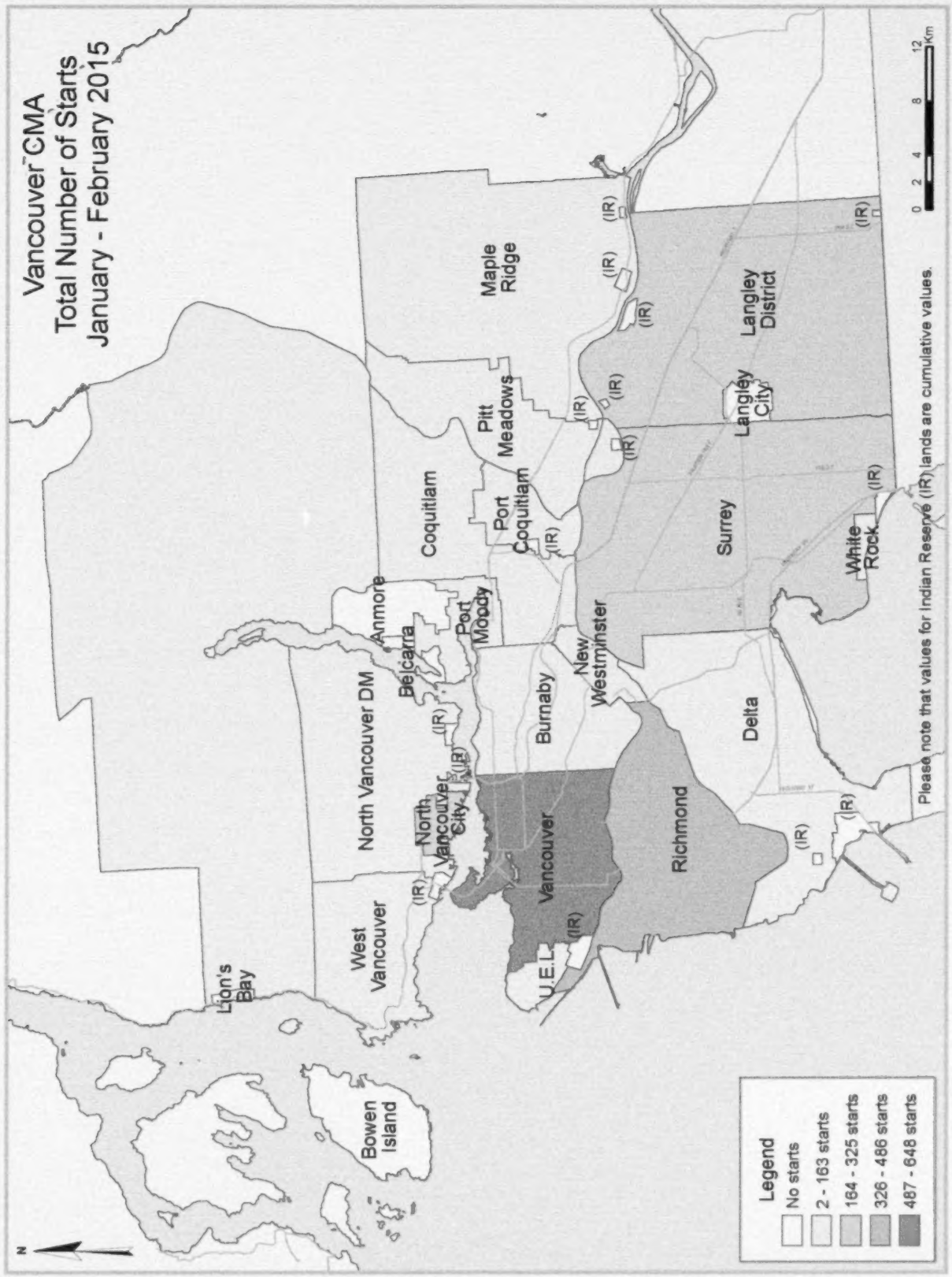

Vancouver CMA
Number of Starts (Multiples)
February 2015
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 80 starts
81 - 160 starts
161 - 239 starts
240 - 319 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

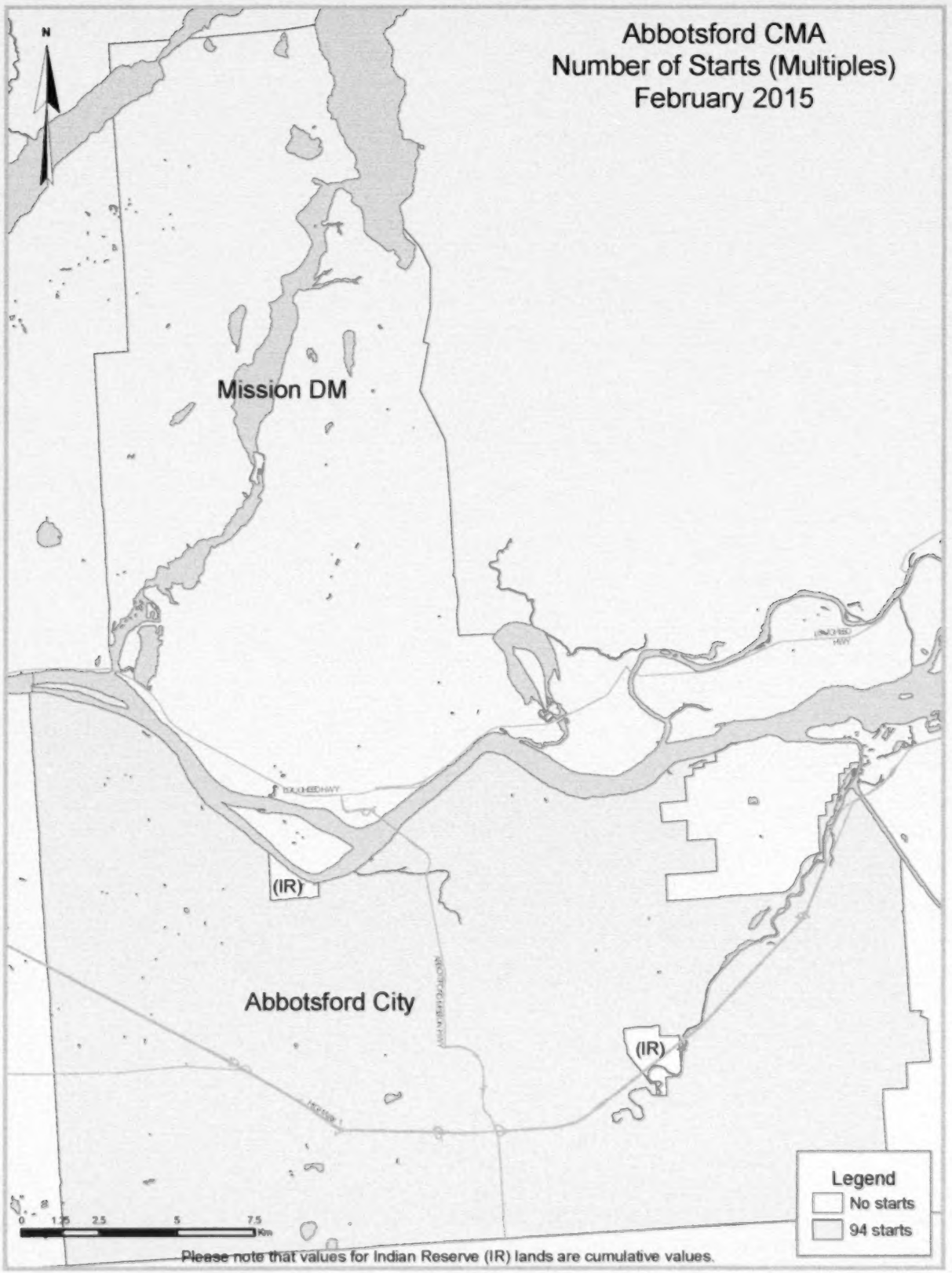

Vancouver CMA
Number of Starts (Singles)
February 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 24 starts
25 - 48 starts
49 - 71 starts
72 - 95 starts
0 2 4 8 12 Km
N

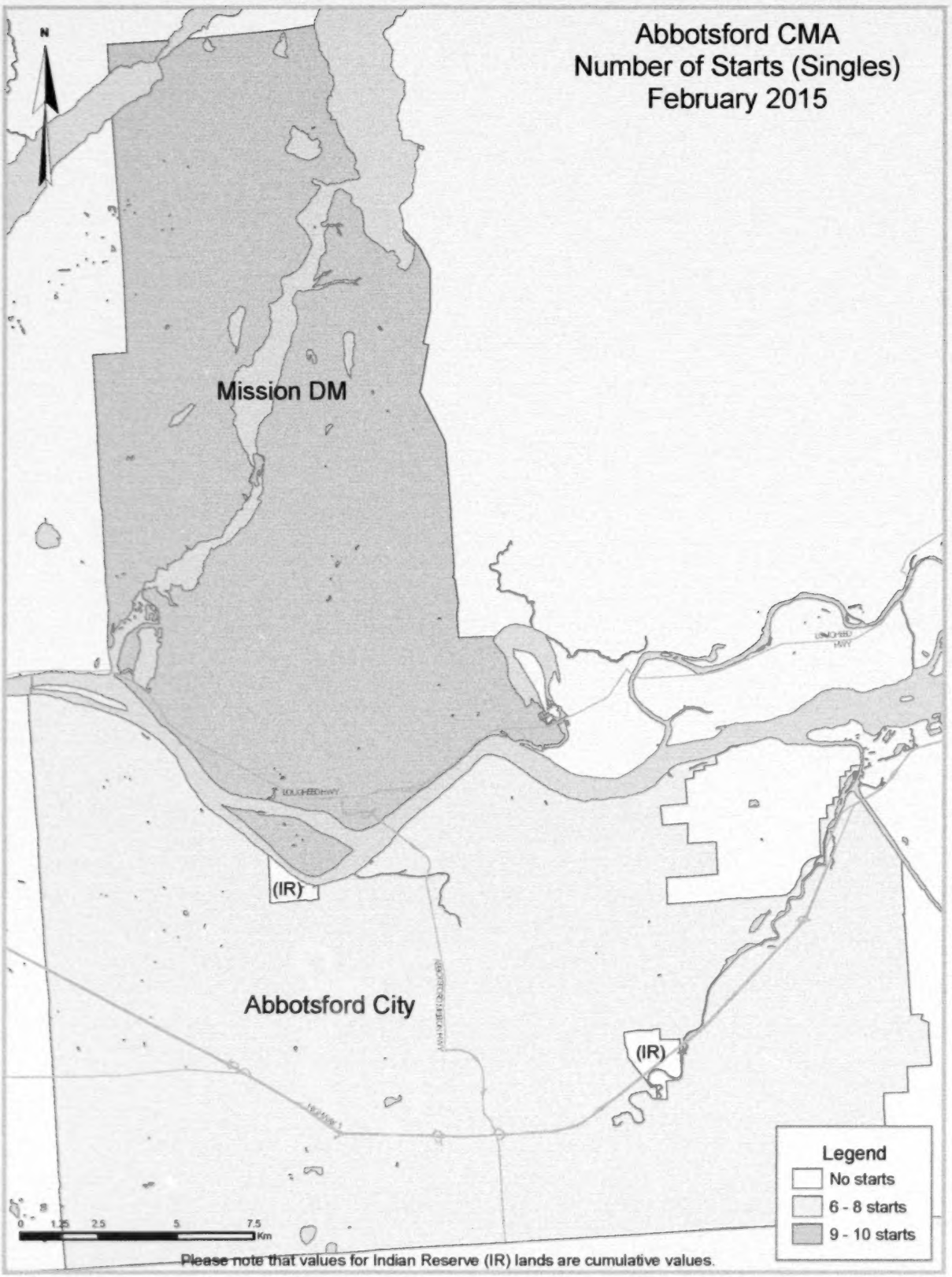

Vancouver CMA
Total Number of Starts
February 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 104 starts
105 - 207 starts
208 - 310 starts
311 - 414 starts

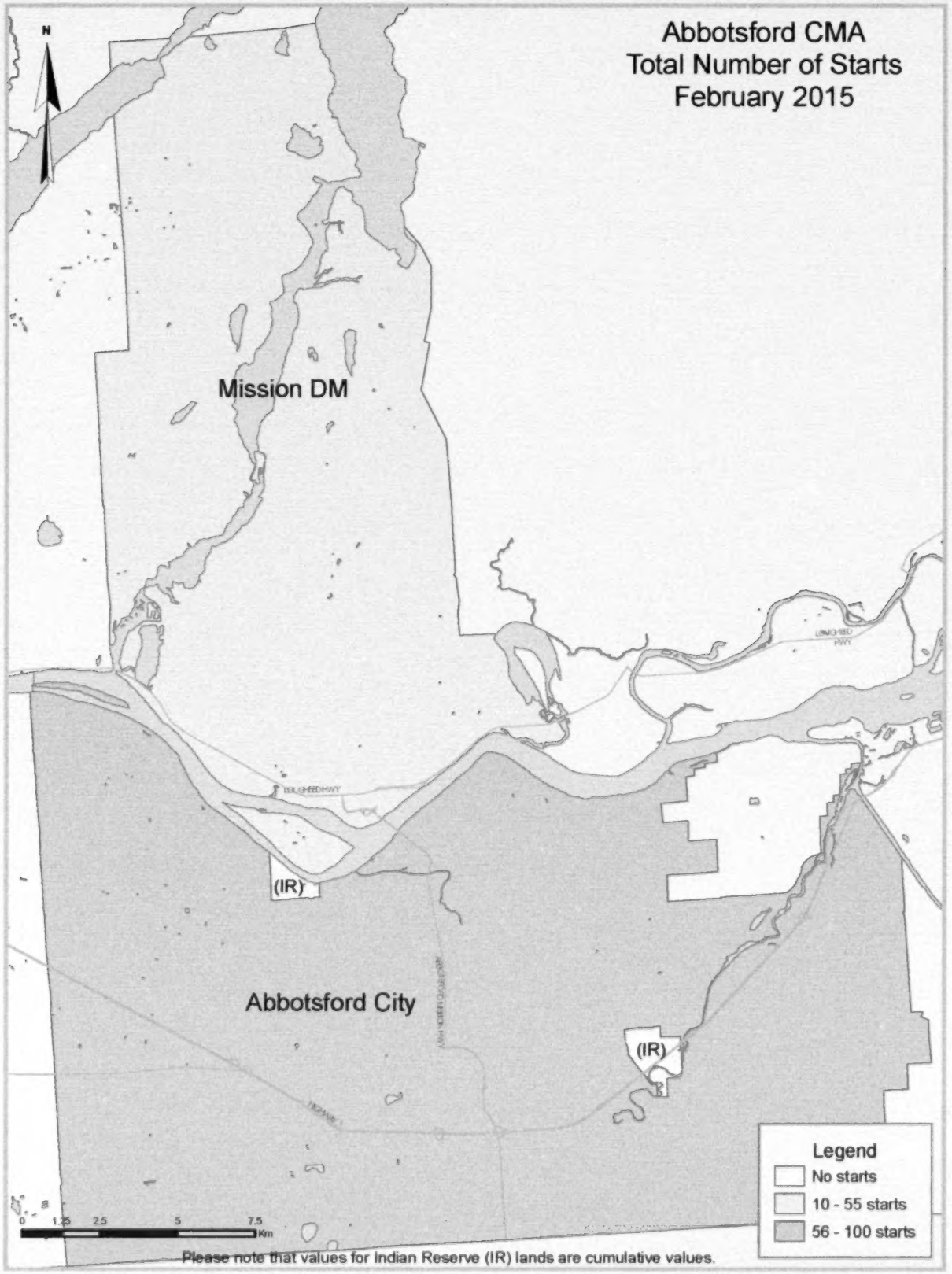

Vancouver CMA
Number of Starts (Multiples)
January - February 2015
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 115 starts
116 - 229 starts
230 - 343 starts
344 - 457 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

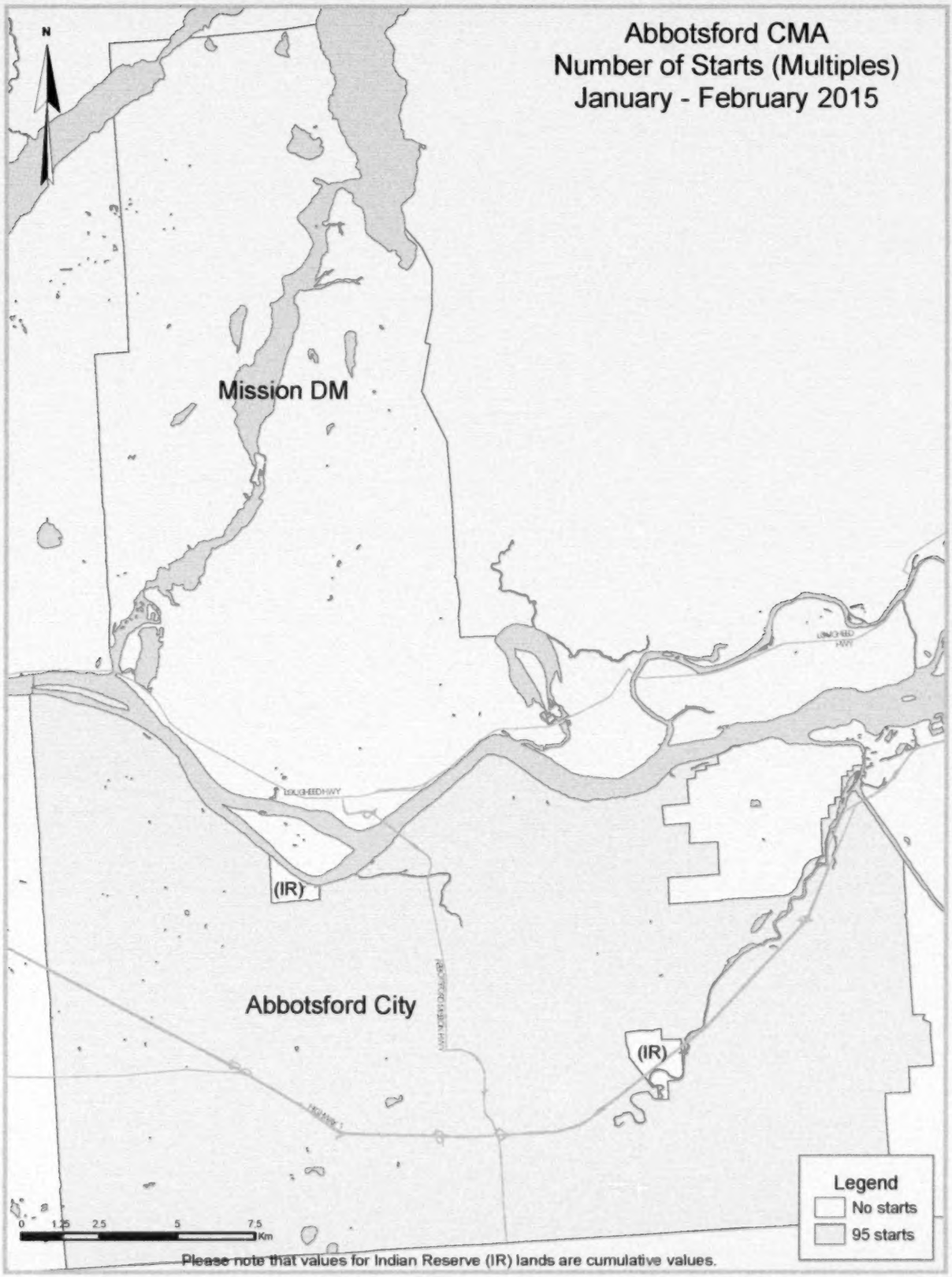

Vancouver CMA
Number of Starts (Singles)
January - February 2015
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 48 starts
49 - 96 starts
97 - 143 starts
144 - 191 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

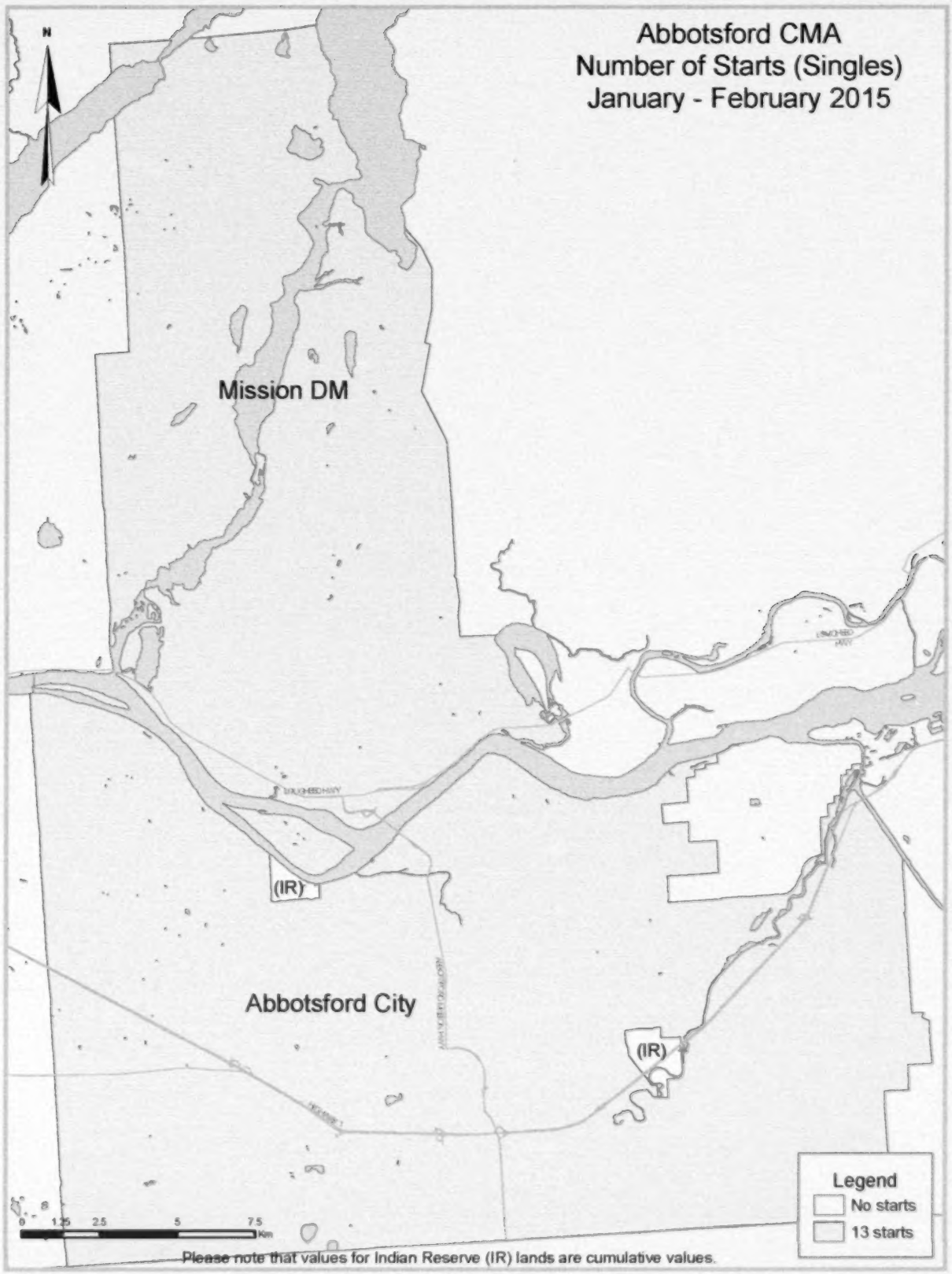

Vancouver CMA
Total Number of Starts
January - February 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
2 - 163 starts
164 - 325 starts
326 - 486 starts
487 - 648 starts
0 2 4 8 12 Km
N

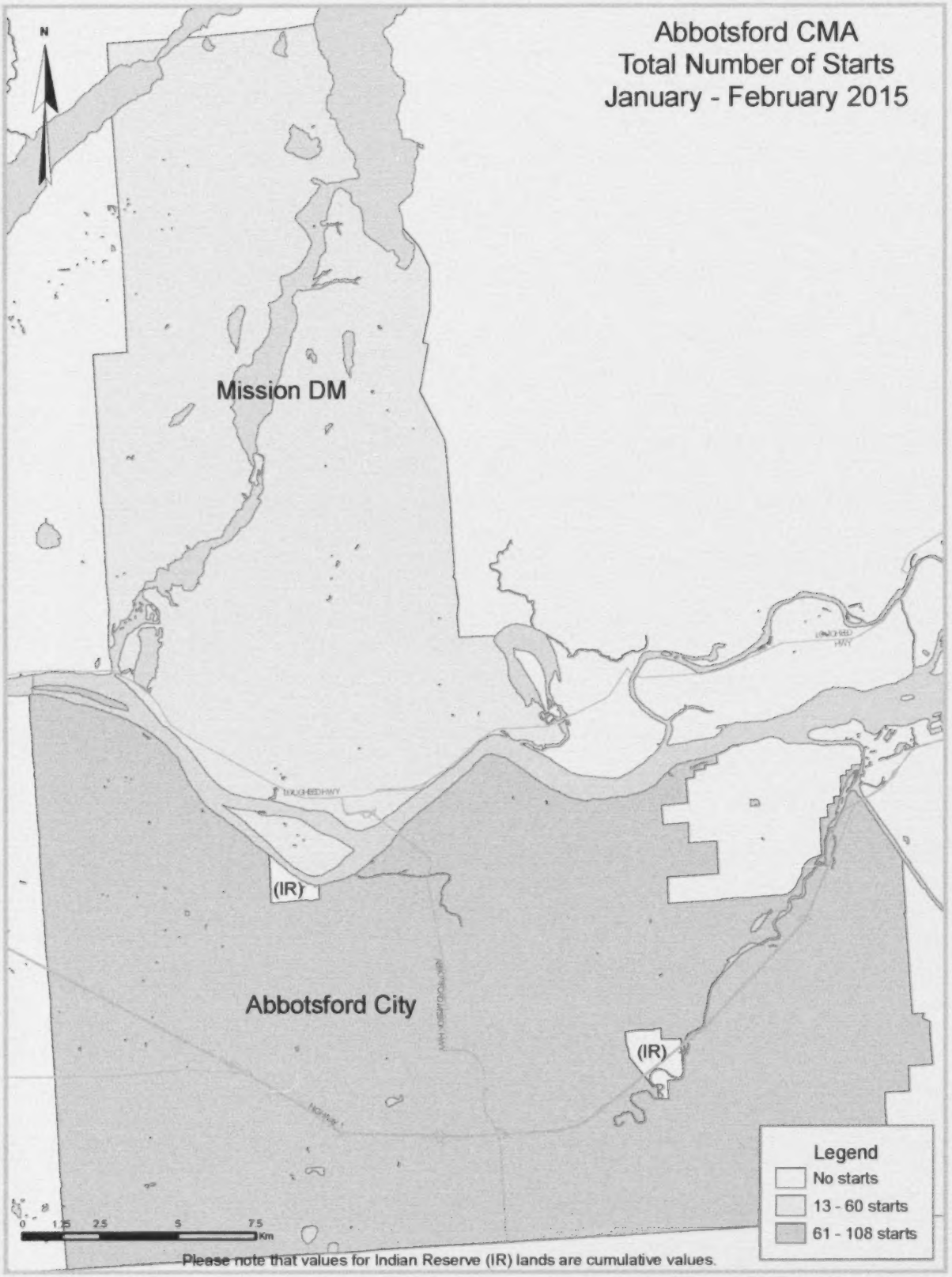

Abbotsford CMA
Number of Starts (Multiples)
February 2015
N
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5 Km
Legend
No starts
94 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
February 2015
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
6 - 8 starts
9 - 10 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
February 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
10 - 55 starts
56 - 100 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - February 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
0 1.25 2.5 5 7.5 Km
Legend
No starts
95 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - February 2015
N
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
13 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - February 2015
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
13 - 60 starts
61 - 108 starts
0 12.5 25 50 75
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2015		
Vancouver CMA[1]	January 2015	February 2015
Trend[2]	19,673	17,470
SAAR	16,656	13,421
	February 2014	February 2015
Actual		
February - Single-Detached	264	327
February - Multiples	911	715
February - Total	1,175	1,042
January to February - Single-Detached	536	630
January to February - Multiples	2,178	1,724
January to February - Total	2,714	2,354

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
February 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2015	284	42	0	5	168	374	38	131	1,042
February 2014	225	26	0	4	279	475	35	131	1,175
% Change	26.2	61.5	n/a	25.0	-39.8	-21.3	8.6	0.0	-11.3
Year-to-date 2015	540	62	8	7	355	1,079	83	220	2,354
Year-to-date 2014	477	44	0	4	497	1,202	55	435	2,714
% Change	13.2	40.9	n/a	75.0	-28.6	-10.2	50.9	-49.4	-13.3
UNDER CONSTRUCTION									
February 2015	3,625	294	8	21	2,295	15,015	345	3,119	24,752
February 2014	3,148	272	17	12	2,308	13,946	313	2,759	22,775
% Change	15.2	8.1	-52.9	75.0	-0.6	7.7	10.2	13.0	8.7
COMPLETIONS									
February 2015	288	26	0	1	239	579	26	228	1,387
February 2014	327	72	0	2	136	863	25	291	1,716
% Change	-11.9	-63.9	n/a	-50.0	75.7	-32.9	4.0	-21.6	-19.2
Year-to-date 2015	521	52	0	3	375	947	62	335	2,295
Year-to-date 2014	667	142	14	3	278	1,567	72	398	3,141
% Change	-21.9	-63.4	-100.0	0.0	34.9	-39.6	-13.9	-15.8	-26.9
COMPLETED & NOT ABSORBED									
February 2015	966	105	0	12	587	1,501	n/a	n/a	3,171
February 2014	1,305	125	22	7	649	2,003	n/a	n/a	4,111
% Change	-26.0	-16.0	-100.0	71.4	-9.6	-25.1	n/a	n/a	-22.9
ABSORBED									
February 2015	303	23	0	0	243	603	n/a	n/a	1,172
February 2014	372	74	1	3	123	838	n/a	n/a	1,411
% Change	-18.5	-68.9	-100.0	-100.0	97.6	-28.0	n/a	n/a	-16.9
Year-to-date 2015	570	50	0	4	367	964	n/a	n/a	1,955
Year-to-date 2014	696	127	16	4	283	1,556	n/a	n/a	2,682
% Change	-18.1	-60.6	-100.0	0.0	29.7	-38.0	n/a	n/a	-27.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
February 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
February 2015	24	10	0	0	0	32	0	20	86
February 2014	27	6	0	0	55	22	0	0	110
Delta									
February 2015	10	0	0	0	7	19	0	5	41
February 2014	12	0	0	0	0	0	1	5	18
Langley									
February 2015	19	2	0	0	15	0	3	8	47
February 2014	8	0	0	0	36	4	1	3	52
Maple Ridge / Pitt Meadows									
February 2015	36	0	0	0	24	0	0	0	60
February 2014	16	0	0	0	6	0	0	0	22
New Westminster									
February 2015	2	0	0	0	0	0	0	0	2
February 2014	4	0	0	0	27	0	0	0	31
North Vancouver									
February 2015	12	2	0	0	0	62	0	1	77
February 2014	7	4	0	0	0	111	0	61	183
Richmond									
February 2015	29	0	0	4	15	0	3	5	56
February 2014	23	0	0	0	6	76	0	12	117
Surrey									
February 2015	59	2	0	1	74	0	0	27	163
February 2014	46	2	0	4	131	42	1	18	244
Tri-Cities									
February 2015	21	0	0	0	28	0	0	37	86
February 2014	15	0	0	0	18	0	0	9	42
University Endowment Lands									
February 2015	0	0	0	0	0	0	0	0	0
February 2014	2	0	0	0	0	0	0	0	2
Vancouver City									
February 2015	63	26	0	0	5	261	32	27	414
February 2014	55	14	0	0	0	220	31	21	341
West Vancouver									
February 2015	8	0	0	0	0	0	0	0	8
February 2014	7	0	0	0	0	0	0	0	7
White Rock									
February 2015	1	0	0	0	0	0	0	1	2
February 2014	3	0	0	0	0	0	1	2	6
Indian Reserves									
February 2015	0	0	0	0	0	0	0	0	0
February 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
February 2015	284	42	0	5	168	374	38	131	1,042
February 2014	225	26	0	4	279	475	35	131	1,175

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
February 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
February 2015	327	92	0	0	150	2,598	0	182	3,349
February 2014	263	64	0	0	194	2,811	0	0	3,332
Delta									
February 2015	128	2	0	0	115	77	2	130	454
February 2014	106	12	0	1	40	88	7	43	297
Langley									
February 2015	203	2	5	4	230	329	4	92	869
February 2014	207	0	4	6	272	342	1	145	977
Maple Ridge / Pitt Meadows									
February 2015	211	8	0	0	259	261	2	0	741
February 2014	126	6	0	0	127	338	1	0	598
New Westminster									
February 2015	56	4	0	0	65	600	0	0	725
February 2014	61	4	0	0	134	496	0	0	695
North Vancouver									
February 2015	185	22	0	0	181	708	5	217	1,318
February 2014	178	12	0	0	0	832	5	250	1,277
Richmond									
February 2015	352	12	0	6	188	2,831	8	373	3,770
February 2014	254	12	0	1	258	1,665	11	77	2,278
Surrey									
February 2015	681	6	0	4	731	951	27	312	2,712
February 2014	576	4	0	4	942	921	19	191	2,657
Tri-Cities									
February 2015	241	6	3	5	280	1,212	7	157	1,911
February 2014	220	10	12	0	212	801	7	183	1,445
University Endowment Lands									
February 2015	16	0	0	0	0	182	0	94	292
February 2014	11	0	0	0	0	0	0	94	105
Vancouver City									
February 2015	852	138	0	2	72	5,061	287	1,499	7,911
February 2014	830	146	1	0	84	5,457	258	1,736	8,512
West Vancouver									
February 2015	232	2	0	0	24	105	0	0	363
February 2014	222	2	0	0	24	108	1	0	357
White Rock									
February 2015	84	0	0	0	0	100	1	61	246
February 2014	59	0	0	0	21	87	2	38	207
Indian Reserves									
February 2015	11	0	0	0	0	0	2	0	13
February 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
February 2015	3,625	294	8	21	2,295	15,015	345	3,119	24,752
February 2014	3,148	272	17	12	2,308	13,946	313	2,759	22,775

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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February 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
February 2015	39	10	0	0	22	269	0	11	351
February 2014	61	38	0	0	0	18	0	0	117
Delta									
February 2015	10	0	0	0	4	0	0	6	20
February 2014	4	2	0	0	0	13	0	2	21
Langley									
February 2015	16	0	0	1	73	0	1	10	101
February 2014	12	0	0	0	15	0	0	6	33
Maple Ridge / Pitt Meadows									
February 2015	12	0	0	0	0	0	0	0	12
February 2014	14	0	0	0	11	0	0	0	25
New Westminster									
February 2015	3	0	0	0	6	0	0	0	9
February 2014	1	0	0	0	0	0	0	0	1
North Vancouver									
February 2015	19	2	0	0	0	0	0	129	150
February 2014	3	0	0	0	4	84	0	2	93
Richmond									
February 2015	18	0	0	0	4	6	0	5	33
February 2014	35	0	0	0	6	0	1	63	105
Surrey									
February 2015	65	0	0	0	122	0	3	30	220
February 2014	62	0	0	0	82	99	7	17	267
Tri-Cities									
February 2015	34	0	0	0	8	88	0	20	150
February 2014	24	10	0	2	14	60	0	11	121
University Endowment Lands									
February 2015	1	0	0	0	0	0	0	0	1
February 2014	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2015	50	14	0	0	0	216	22	16	318
February 2014	103	22	0	0	4	589	16	46	780
West Vancouver									
February 2015	18	0	0	0	0	0	0	0	18
February 2014	3	0	0	0	0	0	0	141	144
White Rock									
February 2015	1	0	0	0	0	0	0	1	2
February 2014	4	0	0	0	0	0	0	3	7
Indian Reserves									
February 2015	0	0	0	0	0	0	0	0	0
February 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
February 2015	288	26	0	1	239	579	26	228	1,387
February 2014	327	72	0	2	136	863	25	291	1,716

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
February 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
February 2015	81	25	0	0	26	37	n/a	n/a	169
February 2014	117	35	0	0	17	66	n/a	n/a	235
Delta									
February 2015	21	0	0	0	7	25	n/a	n/a	53
February 2014	15	8	0	2	10	14	n/a	n/a	49
Langley									
February 2015	46	0	0	5	87	129	n/a	n/a	267
February 2014	64	0	0	0	66	161	n/a	n/a	291
Maple Ridge / Pitt Meadows									
February 2015	71	2	0	0	19	115	n/a	n/a	207
February 2014	117	2	0	0	28	124	n/a	n/a	271
New Westminster									
February 2015	10	0	0	0	26	55	n/a	n/a	91
February 2014	8	5	0	0	8	89	n/a	n/a	110
North Vancouver									
February 2015	33	6	0	0	16	199	n/a	n/a	254
February 2014	35	1	4	0	29	260	n/a	n/a	329
Richmond									
February 2015	165	1	0	3	63	153	n/a	n/a	385
February 2014	216	3	7	3	77	61	n/a	n/a	367
Surrey									
February 2015	157	4	0	2	286	258	n/a	n/a	707
February 2014	240	0	4	0	319	409	n/a	n/a	972
Tri-Cities									
February 2015	72	1	0	0	11	176	n/a	n/a	260
February 2014	85	8	1	0	38	277	n/a	n/a	409
University Endowment Lands									
February 2015	0	0	0	0	1	10	n/a	n/a	11
February 2014	0	0	0	0	2	43	n/a	n/a	45
Vancouver City									
February 2015	272	65	0	2	30	321	n/a	n/a	690
February 2014	370	62	6	2	47	421	n/a	n/a	908
West Vancouver									
February 2015	23	0	0	0	0	2	n/a	n/a	25
February 2014	21	0	0	0	0	0	n/a	n/a	21
White Rock									
February 2015	9	1	0	0	15	21	n/a	n/a	46
February 2014	9	1	0	0	8	78	n/a	n/a	96
Indian Reserves									
February 2015	0	0	0	0	0	0	n/a	n/a	0
February 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
February 2015	966	105	0	12	587	1,501	n/a	n/a	3,171
February 2014	1,305	125	22	7	649	2,003	n/a	n/a	4,111

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
February 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
February 2015	31	9	0	0	13	269	n/a	n/a	322
February 2014	52	37	0	0	1	22	n/a	n/a	112
Delta									
February 2015	12	2	0	0	2	0	n/a	n/a	16
February 2014	5	10	0	0	0	0	n/a	n/a	15
Langley									
February 2015	13	0	0	0	68	8	n/a	n/a	89
February 2014	18	0	0	0	2	14	n/a	n/a	34
Maple Ridge / Pitt Meadows									
February 2015	21	0	0	0	3	1	n/a	n/a	25
February 2014	11	0	0	0	9	37	n/a	n/a	57
New Westminster									
February 2015	7	0	0	0	8	3	n/a	n/a	18
February 2014	3	0	0	0	0	7	n/a	n/a	10
North Vancouver									
February 2015	26	0	0	0	2	18	n/a	n/a	46
February 2014	10	0	1	1	11	89	n/a	n/a	112
Richmond									
February 2015	13	0	0	0	10	7	n/a	n/a	30
February 2014	58	0	0	0	3	3	n/a	n/a	64
Surrey									
February 2015	66	0	0	0	127	26	n/a	n/a	219
February 2014	77	0	0	0	67	32	n/a	n/a	176
Tri-Cities									
February 2015	36	0	0	0	10	57	n/a	n/a	103
February 2014	22	10	0	2	21	67	n/a	n/a	122
University Endowment Lands									
February 2015	1	0	0	0	0	3	n/a	n/a	4
February 2014	0	0	0	0	0	1	n/a	n/a	1
Vancouver City									
February 2015	56	12	0	0	0	209	n/a	n/a	277
February 2014	109	17	0	0	9	561	n/a	n/a	696
West Vancouver									
February 2015	18	0	0	0	0	0	n/a	n/a	18
February 2014	3	0	0	0	0	0	n/a	n/a	3
White Rock									
February 2015	1	0	0	0	0	2	n/a	n/a	3
February 2014	2	0	0	0	0	5	n/a	n/a	7
Indian Reserves									
February 2015	0	0	0	0	0	0	n/a	n/a	0
February 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
February 2015	303	23	0	0	243	603	n/a	n/a	1,172
February 2014	372	74	1	3	123	838	n/a	n/a	1,411

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type February 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	8	2	0	0	0	34	0	39	8	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	1	0	2	0	27	3	0	6	30	-80.0
Burnaby - Central Park	3	4	0	2	0	0	2	22	5	28	-82.1
Burnaby - Remainder	15	14	8	4	0	26	13	0	36	44	-18.2
Burnaby Total	24	27	10	8	0	53	52	22	86	110	-21.8
Coquitlam	17	15	24	18	0	0	37	9	78	42	85.7
Delta - Tsawwassen	3	3	0	0	0	0	19	1	22	4	**
Delta - Ladner	2	4	0	0	7	0	0	0	9	4	125.0
Delta - North	5	6	0	0	0	0	5	4	10	10	0.0
Delta	10	13	0	0	7	0	24	5	41	18	127.8
Langley City	0	0	0	0	0	8	0	0	0	8	-100.0
Langley District	22	9	2	0	15	28	8	7	47	44	6.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	34	15	0	0	12	6	0	0	46	21	119.0
New Westminster	2	4	0	0	0	27	0	0	2	31	-93.5
North Vancouver City	2	0	2	4	0	0	62	55	66	59	11.9
North Vancouver DM	10	7	0	0	0	0	1	117	11	124	-91.1
Pitt Meadows	2	1	0	0	12	0	0	0	14	1	**
Port Coquitlam	3	0	0	0	4	0	0	0	7	0	n/a
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	36	23	2	6	13	0	5	88	56	117	-52.1
Surrey - South	16	15	8	4	9	40	2	42	35	101	-65.3
Surrey - Cloverdale	9	8	2	4	8	57	2	4	21	73	-71.2
Surrey - North	25	23	0	0	49	28	15	13	89	64	39.1
Surrey - Guildford	3	0	0	0	0	0	1	0	4	0	n/a
Surrey - Whalley	7	5	0	0	0	0	7	1	14	6	133.3
Surrey Total	60	51	10	8	66	125	27	60	163	244	-33.2
University Endowment Lands	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	50	0	50	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Kerrisdale	6	7	0	0	0	0	0	28	6	35	-82.9
Vancouver - Marpole	10	5	0	4	0	0	2	0	12	9	33.3
Vancouver - Eastside	53	47	16	8	3	0	280	71	352	126	179.4
Vancouver - Mt. Pleasant	0	0	10	2	0	0	0	90	10	92	-89.1
Vancouver - Strath/Grand	1	2	2	0	0	0	1	0	4	2	100.0
Vancouver - Westside	24	24	0	0	0	0	5	2	29	26	11.5
Vancouver Total	95	86	28	14	3	0	288	241	414	341	21.4
West Vancouver	8	7	0	0	0	0	0	0	8	7	14.3
White Rock	1	4	0	0	0	0	1	2	2	6	-66.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	327	264	78	58	132	247	505	606	1,042	1,175	-11.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	0	4	0	0	0	0	0	0	0	4	-100.0
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	12	15	2	0	0	0	39	0	53	15	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	3	0	2	0	27	4	0	8	32	-75.0
Burnaby - Central Park	5	7	0	2	0	0	3	66	8	75	-89.3
Burnaby - Remainder	18	25	8	10	0	26	16	46	42	107	-60.7
Burnaby Total	39	50	10	14	0	53	62	112	111	229	-51.5
Coquitlam	34	39	24	18	13	3	41	25	112	85	31.8
Delta - Tsawwassen	10	4	0	0	0	0	19	2	29	6	**
Delta - Ladner	4	8	0	0	7	0	1	2	12	10	20.0
Delta - North	8	9	0	0	0	0	8	7	16	16	0.0
Delta	22	21	0	0	7	0	28	11	57	32	78.1
Langley City	0	0	0	0	0	33	0	0	0	33	-100.0
Langley District	43	16	2	2	38	55	92	115	175	188	-6.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	63	27	8	2	18	19	0	0	89	48	85.4
New Westminster	4	7	0	0	0	42	0	0	4	49	-91.8
North Vancouver City	3	0	4	4	0	0	175	336	182	340	-46.5
North Vancouver DM	18	15	0	0	32	0	1	120	51	135	-62.2
Pitt Meadows	4	1	0	2	20	0	0	64	24	67	-64.2
Port Coquitlam	3	5	0	0	42	20	0	4	45	29	55.2
Port Moody	2	0	0	2	0	0	0	0	2	2	0.0
Richmond	53	43	10	6	24	40	352	92	439	181	142.5
Surrey - South	34	32	8	10	41	40	8	45	91	127	-28.3
Surrey - Cloverdale	13	17	4	6	24	75	3	8	44	106	-58.5
Surrey - North	57	70	0	2	49	73	34	42	140	187	-25.1
Surrey - Guildford	4	0	0	0	0	0	2	0	6	0	n/a
Surrey - Whalley	15	10	0	0	0	0	13	62	28	72	-61.1
Surrey Total	123	129	12	18	114	188	60	157	309	492	-37.2
University Endowment Lands	1	3	0	0	0	0	77	94	78	97	-19.6
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	99	0	99	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	50	0	50	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	1	0	0	0	0	0	3	1	4	-75.0
Vancouver - Kerrisdale	9	11	0	0	0	0	0	30	9	41	-78.0
Vancouver - Marpole	11	7	2	6	0	0	3	1	16	14	14.3
Vancouver - Eastside	110	84	24	12	3	0	299	322	436	418	4.3
Vancouver - Mt. Pleasant	0	0	10	2	0	0	0	90	10	92	-89.1
Vancouver - Strath/Grand	1	2	4	0	0	0	1	6	6	8	-25.0
Vancouver - Westside	59	48	4	0	0	0	8	3	71	51	39.2
Vancouver Total	191	153	44	20	3	0	410	505	648	678	-4.4
West Vancouver	24	14	0	0	0	0	0	0	24	14	71.4
White Rock	3	5	0	0	0	0	1	2	4	7	-42.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	630	536	114	88	311	453	1,299	1,637	2,354	2,714	-13.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	32	0	2	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	27	0	0	0	0	3	0
Burnaby - Central Park	0	0	0	0	0	22	2	0
Burnaby - Remainder	0	26	0	0	0	0	13	0
Burnaby Total	0	53	0	0	32	22	20	0
Coquitlam	0	0	0	0	0	0	37	9
Delta - Tsawwassen	0	0	0	0	19	0	0	1
Delta - Ladner	7	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	5	4
Delta	7	0	0	0	19	0	5	5
Langley City	0	8	0	0	0	0	0	0
Langley District	15	28	0	0	0	4	8	3
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	6	0	0	0	0	0	0
New Westminster	0	27	0	0	0	0	0	0
North Vancouver City	0	0	0	0	62	0	0	55
North Vancouver DM	0	0	0	0	0	111	1	6
Pitt Meadows	12	0	0	0	0	0	0	0
Port Coquitlam	4	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	13	0	0	0	0	76	5	12
Surrey - South	9	40	0	0	0	42	2	0
Surrey - Cloverdale	8	57	0	0	0	0	2	4
Surrey - North	49	28	0	0	0	0	15	13
Surrey - Guildford	0	0	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	0	7	1
Surrey Total	66	125	0	0	0	42	27	18
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	50	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	27	0	1
Vancouver - Marpole	0	0	0	0	0	0	2	0
Vancouver - Eastside	3	0	0	0	261	53	19	18
Vancouver - Mt. Pleasant	0	0	0	0	0	90	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	1	0
Vancouver - Westside	0	0	0	0	0	0	5	2
Vancouver Total	3	0	0	0	261	220	27	21
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	1	2
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	132	247	0	0	374	475	131	131

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	32	0	7	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	27	0	0	0	0	4	0
Burnaby - Central Park	0	0	0	0	0	66	3	0
Burnaby - Remainder	0	26	0	0	0	46	16	0
Burnaby Total	0	53	0	0	32	112	30	0
Coquitlam	13	3	0	0	0	0	41	25
Delta - Tsawwassen	0	0	0	0	19	0	0	2
Delta - Ladner	7	0	0	0	0	0	1	2
Delta - North	0	0	0	0	0	0	8	7
Delta	7	0	0	0	19	0	9	11
Langley City	0	33	0	0	0	0	0	0
Langley District	38	55	0	0	74	111	18	4
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	18	19	0	0	0	0	0	0
New Westminster	0	42	0	0	0	0	0	0
North Vancouver City	0	0	0	0	175	165	0	171
North Vancouver DM	32	0	0	0	0	111	1	9
Pitt Meadows	20	0	0	0	0	64	0	0
Port Coquitlam	42	20	0	0	0	0	0	4
Port Moody	0	0	0	0	0	0	0	0
Richmond	24	40	0	0	342	76	10	16
Surrey - South	41	40	0	0	0	42	8	3
Surrey - Cloverdale	24	75	0	0	0	0	3	8
Surrey - North	49	73	0	0	0	0	34	42
Surrey - Guildford	0	0	0	0	0	0	2	0
Surrey - Whalley	0	0	0	0	0	56	13	6
Surrey Total	114	188	0	0	0	98	60	59
University Endowment Lands	0	0	0	0	77	0	0	94
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	99	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	50	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	3	0	0
Vancouver - Kerrisdale	0	0	0	0	0	27	0	3
Vancouver - Marpole	0	0	0	0	0	0	3	1
Vancouver - Eastside	3	0	0	0	261	289	38	33
Vancouver - Mt. Pleasant	0	0	0	0	0	90	0	0
Vancouver - Strath/Grand	0	0	0	0	0	6	1	0
Vancouver - Westside	0	0	0	0	0	0	8	3
Vancouver Total	3	0	0	0	360	465	50	40
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	1	2
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	311	453	0	0	1,079	1,202	220	435

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
February 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	8	32	0	2	0	39	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	1	0	29	3	0	6	30
Burnaby - Central Park	3	6	0	22	2	0	5	28
Burnaby - Remainder	23	18	0	26	13	0	36	44
Burnaby Total	34	33	32	77	20	0	86	110
Coquitlam	17	15	24	18	37	9	78	42
Delta - Tsawwassen	3	3	19	0	0	1	22	4
Delta - Ladner	2	3	7	0	0	1	9	4
Delta - North	5	6	0	0	5	4	10	10
Delta	10	12	26	0	5	6	41	18
Langley City	0	0	0	8	0	0	0	8
Langley District	21	8	15	32	11	4	47	44
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	34	15	12	6	0	0	46	21
New Westminster	2	4	0	27	0	0	2	31
North Vancouver City	4	4	62	0	0	55	66	59
North Vancouver DM	10	7	0	111	1	6	11	124
Pitt Meadows	2	1	12	0	0	0	14	1
Port Coquitlam	3	0	4	0	0	0	7	0
Port Moody	1	0	0	0	0	0	1	0
Richmond	29	23	19	82	8	12	56	117
Surrey - South	16	11	17	90	2	0	35	101
Surrey - Cloverdale	11	10	8	59	2	4	21	73
Surrey - North	24	22	50	28	15	14	89	64
Surrey - Guildford	3	0	0	0	1	0	4	0
Surrey - Whalley	7	5	0	0	7	1	14	6
Surrey Total	61	48	75	177	27	19	163	244
University Endowment Lands	0	2	0	0	0	0	0	2
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	50	0	0	0	50
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	0	0	1	1	1
Vancouver - Kerrisdale	2	6	0	27	4	2	6	35
Vancouver - Marpole	10	8	0	0	2	1	12	9
Vancouver - Eastside	40	36	266	53	46	37	352	126
Vancouver - Mt. Pleasant	10	2	0	90	0	0	10	92
Vancouver - Strath/Grand	3	1	0	0	1	1	4	2
Vancouver - Westside	23	16	0	0	6	10	29	26
Vancouver Total	89	69	266	220	59	52	414	341
West Vancouver	8	7	0	0	0	0	8	7
White Rock	1	3	0	0	1	3	2	6
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	326	251	547	758	169	166	1,042	1,175

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - February 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	3	0	0	0	1	0	4
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	0	2	0	0	0	0	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	14	15	32	0	7	0	53	15
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	3	0	29	4	0	8	32
Burnaby - Central Park	5	9	0	66	3	0	8	75
Burnaby - Remainder	26	35	0	72	16	0	42	107
Burnaby Total	49	62	32	167	30	0	111	229
Coquitlam	36	39	34	21	42	25	112	85
Delta - Tsawwassen	10	4	19	0	0	2	29	6
Delta - Ladner	4	7	7	0	1	3	12	10
Delta - North	8	9	0	0	8	7	16	16
Delta	22	20	26	0	9	12	57	32
Langley City	0	0	0	33	0	0	0	33
Langley District	45	15	107	168	23	5	175	188
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	62	29	26	19	1	0	89	48
New Westminster	4	7	0	42	0	0	4	49
North Vancouver City	7	4	175	165	0	171	182	340
North Vancouver DM	18	15	32	111	1	9	51	135
Pitt Meadows	4	3	20	64	0	0	24	67
Port Coquitlam	3	5	42	20	0	4	45	29
Port Moody	2	2	0	0	0	0	2	2
Richmond	46	43	380	122	13	16	439	181
Surrey - South	34	28	49	96	8	3	91	127
Surrey - Cloverdale	17	19	24	79	3	8	44	106
Surrey - North	54	69	50	75	36	43	140	187
Surrey - Guildford	4	0	0	0	2	0	6	0
Surrey - Whalley	15	10	0	56	13	6	28	72
Surrey Total	124	126	123	306	62	60	309	492
University Endowment Lands	1	3	77	0	0	94	78	97
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	99	0	0	0	99	0
Vancouver - Kitsilano	0	0	0	50	0	0	0	50
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	3	0	1	1	4
Vancouver - Kerrisdale	4	9	0	27	5	5	9	41
Vancouver - Marpole	13	12	0	0	3	2	16	14
Vancouver - Eastside	74	63	266	289	96	66	436	418
Vancouver - Mt. Pleasant	10	2	0	90	0	0	10	92
Vancouver - Strath/Grand	5	1	0	6	1	1	6	8
Vancouver - Westside	53	36	2	0	16	15	71	51
Vancouver Total	160	123	367	465	121	90	648	678
West Vancouver	24	14	0	0	0	0	24	14
White Rock	3	4	0	0	1	3	4	7
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	610	521	1,441	1,703	303	490	2,354	2,714

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
February 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	% Change
Anmore	0	2	0	0	0	0	0	0	0	2	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	23	2	6	0	0	1	18	8	47	-83.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	5	6	2	8	4	0	3	0	14	14	0.0
Burnaby - Central Park	6	3	0	10	4	0	225	0	235	13	**
Burnaby - Remainder	22	29	6	14	14	0	50	0	92	43	114.0
Burnaby Total	39	61	10	38	22	0	280	18	351	117	200.0
Coquitlam	34	22	8	24	0	0	108	9	150	55	172.7
Delta - Tsawwassen	2	0	0	0	0	0	0	0	2	0	n/a
Delta - Ladner	2	2	0	0	0	0	1	13	3	15	-80.0
Delta - North	6	2	0	2	4	0	5	2	15	6	150.0
Delta	10	4	0	2	4	0	6	15	20	21	-4.8
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	18	11	0	0	73	15	10	6	101	32	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	12	14	0	0	0	11	0	0	12	25	-52.0
New Westminster	3	1	0	0	6	0	0	0	9	1	**
North Vancouver City	1	2	2	0	0	4	117	85	120	91	31.9
North Vancouver DM	18	1	0	0	0	0	12	1	30	2	**
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	0	3	0	0	0	0	0	62	0	65	-100.0
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	18	36	0	0	4	6	11	63	33	105	-68.6
Surrey - South	12	16	6	0	7	39	2	102	27	157	-82.8
Surrey - Cloverdale	4	2	0	0	54	16	3	0	61	18	**
Surrey - North	41	43	0	0	49	27	19	10	109	80	36.3
Surrey - Guildford	0	0	0	0	6	0	0	0	6	0	n/a
Surrey - Whalley	11	8	0	0	0	0	6	4	17	12	41.7
Surrey Total	68	69	6	0	116	82	30	116	220	267	-17.6
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	489	0	489	-100.0
Vancouver - Kitsilano	2	1	0	0	0	0	1	120	3	121	-97.5
Vancouver - False Creek	0	0	0	0	0	0	189	0	189	0	n/a
Vancouver - Granville/Oak	0	2	0	0	0	4	0	0	0	6	-100.0
Vancouver - Kerrisdale	5	12	0	0	0	0	1	2	6	14	-57.1
Vancouver - Marpole	10	16	2	2	0	0	2	4	14	22	-36.4
Vancouver - Eastside	37	28	8	2	0	0	23	10	68	40	70.0
Vancouver - Mt. Pleasant	0	1	4	16	0	0	13	0	17	17	0.0
Vancouver - Strath/Grand	0	3	0	2	0	0	0	0	0	5	-100.0
Vancouver - Westside	18	56	0	0	0	0	3	10	21	66	-68.2
Vancouver Total	72	119	14	22	0	4	232	635	318	780	-59.2
West Vancouver	18	3	0	0	0	0	0	141	18	144	-87.5
White Rock	1	4	0	0	0	0	1	3	2	7	-71.4
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	315	354	40	86	225	122	807	1,154	1,387	1,716	-19.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	0	5	0	0	0	0	0	0	0	5	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	5	1	0	0	0	0	0	0	5	1	**
Burnaby - Mountain	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	13	39	4	8	0	0	3	18	20	65	-69.2
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	6	14	2	22	4	0	3	0	15	36	-58.3
Burnaby - Central Park	6	7	2	10	4	0	225	0	237	17	**
Burnaby - Remainder	26	60	6	22	14	0	50	90	96	172	-44.2
Burnaby Total	52	121	14	62	22	0	282	108	370	291	27.1
Coquitlam	41	34	8	24	15	0	114	206	178	264	-32.6
Delta - Tsawwassen	4	2	0	0	0	0	0	1	4	3	33.3
Delta - Ladner	2	2	0	0	0	0	1	13	3	15	-80.0
Delta - North	17	3	0	16	4	0	13	3	34	22	54.5
Delta	23	7	0	16	4	0	14	17	41	40	2.5
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	29	23	0	0	76	23	80	10	185	56	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	23	24	2	0	28	15	22	0	75	39	92.3
New Westminster	10	5	2	2	12	0	0	75	24	82	-70.7
North Vancouver City	2	7	2	0	0	4	118	150	122	161	-24.2
North Vancouver DM	27	7	0	0	0	0	46	4	73	11	**
Pitt Meadows	1	0	0	0	0	8	64	0	65	8	**
Port Coquitlam	0	12	0	2	0	0	0	104	0	118	-100.0
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	34	69	0	0	4	23	103	69	141	161	-12.4
Surrey - South	33	34	10	4	36	48	4	102	83	188	-55.9
Surrey - Cloverdale	9	9	0	0	69	24	4	3	82	36	127.8
Surrey - North	70	75	2	0	81	99	38	25	191	199	-4.0
Surrey - Guildford	1	1	0	0	6	16	0	1	7	18	-61.1
Surrey - Whalley	20	18	0	0	0	0	113	6	133	24	**
Surrey Total	133	137	12	4	192	187	159	137	496	465	6.7
University Endowment Lands	1	0	0	0	0	7	0	232	1	239	-99.6
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	489	0	489	-100.0
Vancouver - Kitsilano	2	3	0	2	0	0	1	121	3	126	-97.6
Vancouver - False Creek	0	0	0	0	0	0	189	0	189	0	n/a
Vancouver - Granville/Oak	0	3	0	4	0	4	0	0	0	11	-100.0
Vancouver - Kerrisdale	7	22	0	0	0	0	2	2	9	24	-62.5
Vancouver - Marpole	13	26	4	2	0	0	3	5	20	33	-39.4
Vancouver - Eastside	114	110	26	8	0	0	63	60	203	178	14.0
Vancouver - Mt. Pleasant	0	1	4	26	0	0	13	0	17	27	-37.0
Vancouver - Strath/Grand	0	4	0	8	0	3	0	1	0	16	-100.0
Vancouver - Westside	41	109	0	0	0	0	6	25	47	134	-64.9
Vancouver Total	177	278	34	50	0	7	277	703	488	1,038	-53.0
West Vancouver	24	5	0	0	0	0	0	147	24	152	-84.2
White Rock	4	5	0	0	0	0	3	3	7	8	-12.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	586	742	74	160	353	274	1,282	1,965	2,295	3,141	-26.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	18	1	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	4	0	0	0	0	0	3	0
Burnaby - Central Park	4	0	0	0	224	0	1	0
Burnaby - Remainder	14	0	0	0	45	0	5	0
Burnaby Total	22	0	0	0	269	18	11	0
Coquitlam	0	0	0	0	88	0	20	9
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	13	1	0
Delta - North	4	0	0	0	0	0	5	2
Delta	4	0	0	0	0	13	6	2
Langley City	0	0	0	0	0	0	0	0
Langley District	73	15	0	0	0	0	10	6
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	11	0	0	0	0	0	0
New Westminster	6	0	0	0	0	0	0	0
North Vancouver City	0	4	0	0	0	84	117	1
North Vancouver DM	0	0	0	0	0	0	12	1
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	60	0	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	4	6	0	0	6	0	5	63
Surrey - South	7	39	0	0	0	99	2	3
Surrey - Cloverdale	54	16	0	0	0	0	3	0
Surrey - North	49	27	0	0	0	0	19	10
Surrey - Guildford	6	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	6	4
Surrey Total	116	82	0	0	0	99	30	17
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	489	0	0
Vancouver - Kitsilano	0	0	0	0	0	100	1	20
Vancouver - False Creek	0	0	0	0	189	0	0	0
Vancouver - Granville/Oak	0	4	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	2
Vancouver - Marpole	0	0	0	0	0	0	2	4
Vancouver - Eastside	0	0	0	0	14	0	9	10
Vancouver - Mt. Pleasant	0	0	0	0	13	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	3	10
Vancouver Total	0	4	0	0	216	589	16	46
West Vancouver	0	0	0	0	0	0	0	141
White Rock	0	0	0	0	0	0	1	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	225	122	0	0	579	863	228	291

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	18	3	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	4	0	0	0	0	0	3	0
Burnaby - Central Park	4	0	0	0	224	0	1	0
Burnaby - Remainder	14	0	0	0	45	90	5	0
Burnaby Total	22	0	0	0	269	108	13	0
Coquitlam	15	0	0	0	88	187	26	19
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	13	1	0
Delta - North	4	0	0	0	0	0	13	3
Delta	4	0	0	0	0	13	14	4
Langley City	0	0	0	0	0	0	0	0
Langley District	76	23	0	0	65	0	15	10
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	28	15	0	0	22	0	0	0
New Westminster	12	0	0	0	0	75	0	0
North Vancouver City	0	4	0	0	0	146	118	4
North Vancouver DM	0	0	0	0	30	0	16	4
Pitt Meadows	0	8	0	0	64	0	0	0
Port Coquitlam	0	0	0	0	0	94	0	10
Port Moody	0	0	0	0	0	0	0	0
Richmond	4	23	0	0	90	0	13	69
Surrey - South	36	48	0	0	0	99	4	3
Surrey - Cloverdale	69	24	0	0	0	0	4	3
Surrey - North	81	99	0	0	0	0	38	25
Surrey - Guildford	6	16	0	0	0	0	0	1
Surrey - Whalley	0	0	0	0	103	0	10	6
Surrey Total	192	187	0	0	103	99	56	38
University Endowment Lands	0	7	0	0	0	232	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	489	0	0
Vancouver - Kitsilano	0	0	0	0	0	100	1	21
Vancouver - False Creek	0	0	0	0	189	0	0	0
Vancouver - Granville/Oak	0	4	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	2	2
Vancouver - Marpole	0	0	0	0	0	0	3	5
Vancouver - Eastside	0	0	0	0	14	15	49	45
Vancouver - Mt. Pleasant	0	0	0	0	13	0	0	0
Vancouver - Strath/Grand	0	3	0	0	0	0	0	1
Vancouver - Westside	0	0	0	0	0	3	6	22
Vancouver Total	0	7	0	0	216	607	61	96
West Vancouver	0	0	0	0	0	6	0	141
White Rock	0	0	0	0	0	0	3	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	353	274	0	0	947	1,567	335	398

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
February 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014
Anmore	0	1	0	0	0	1	0	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	29	0	18	1	0	8	47
Burnaby - Lougheed Mall	1	0	0	0	1	0	2	0
Burnaby - South & East	7	14	4	0	3	0	14	14
Burnaby - Central Park	6	13	228	0	1	0	235	13
Burnaby - Remainder	28	43	59	0	5	0	92	43
Burnaby Total	49	99	291	18	11	0	351	117
Coquitlam	34	30	96	16	20	9	150	55
Delta - Tsawwassen	2	0	0	0	0	0	2	0
Delta - Ladner	2	2	0	13	1	0	3	15
Delta - North	6	4	4	0	5	2	15	6
Delta	10	6	4	13	6	2	20	21
Langley City	0	1	0	0	0	0	0	1
Langley District	16	11	74	15	11	6	101	32
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	14	0	11	0	0	12	25
New Westminster	3	1	6	0	0	0	9	1
North Vancouver City	3	2	0	88	117	1	120	91
North Vancouver DM	18	1	0	0	12	1	30	2
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	3	0	60	0	2	0	65
Port Moody	0	1	0	0	0	0	0	1
Richmond	18	35	10	6	5	64	33	105
Surrey - South	12	16	13	138	2	3	27	157
Surrey - Cloverdale	4	2	54	16	3	0	61	18
Surrey - North	38	36	49	27	22	17	109	80
Surrey - Guildford	0	0	6	0	0	0	6	0
Surrey - Whalley	11	8	0	0	6	4	17	12
Surrey Total	65	62	122	181	33	24	220	267
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	489	0	0	0	489
Vancouver - Kitsilano	2	1	0	100	1	20	3	121
Vancouver - False Creek	0	0	189	0	0	0	189	0
Vancouver - Granville/Oak	0	1	0	4	0	1	0	6
Vancouver - Kerrisdale	4	12	0	0	2	2	6	14
Vancouver - Marpole	11	17	0	0	3	5	14	22
Vancouver - Eastside	29	19	14	0	25	21	68	40
Vancouver - Mt. Pleasant	4	17	13	0	0	0	17	17
Vancouver - Strath/Grand	0	5	0	0	0	0	0	5
Vancouver - Westside	14	53	0	0	7	13	21	66
Vancouver Total	64	125	216	593	38	62	318	780
West Vancouver	18	3	0	0	0	141	18	144
White Rock	1	4	0	0	1	3	2	7
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	314	399	819	1,001	254	316	1,387	1,716

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
February 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	--	--
Belcarra													
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
February 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Burnaby													
February 2015	0	0.0	0	0.0	2	6.5	22	71.0	7	22.6	31	1,376,000	1,346,689
February 2014	0	0.0	0	0.0	10	19.2	35	67.3	7	13.5	52	1,193,418	1,244,638
Year-to-date 2015	0	0.0	0	0.0	5	10.4	31	64.6	12	25.0	48	1,334,500	1,323,188
Year-to-date 2014	0	0.0	0	0.0	16	15.7	65	63.7	21	20.6	102	1,241,500	1,297,100
Coquitlam													
February 2015	0	0.0	1	2.8	24	66.7	11	30.6	0	0.0	36	935,000	953,256
February 2014	0	0.0	7	35.0	11	55.0	2	10.0	0	0.0	20	880,000	849,130
Year-to-date 2015	0	0.0	1	2.2	27	60.0	14	31.1	3	6.7	45	950,476	1,017,094
Year-to-date 2014	0	0.0	8	28.6	12	42.9	7	25.0	1	3.6	28	880,000	937,990
Delta													
February 2015	0	0.0	1	8.3	8	66.7	3	25.0	0	0.0	12	895,500	975,560
February 2014	0	0.0	1	20.0	4	80.0	0	0.0	0	0.0	5	--	--
Year-to-date 2015	0	0.0	1	4.3	14	60.9	7	30.4	1	4.3	23	922,000	1,080,553
Year-to-date 2014	0	0.0	2	18.2	5	45.5	4	36.4	0	0.0	11	926,666	975,879
Langley City													
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Langley District													
February 2015	0	0.0	6	46.2	4	30.8	1	7.7	2	15.4	13	774,000	924,033
February 2014	1	5.9	9	52.9	4	23.5	1	5.9	2	11.8	17	699,000	870,195
Year-to-date 2015	2	6.3	17	53.1	5	15.6	2	6.3	6	18.8	32	725,000	985,910
Year-to-date 2014	6	21.4	11	39.3	8	28.6	1	3.6	2	7.1	28	697,000	796,836

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
February 2015	6	28.6	14	66.7	1	4.8	0	0.0	0	0.0	21	619,000	620,710
February 2014	4	44.4	4	44.4	0	0.0	1	11.1	0	0.0	9	--	--
Year-to-date 2015	13	39.4	19	57.6	1	3.0	0	0.0	0	0.0	33	610,900	607,982
Year-to-date 2014	15	65.2	7	30.4	0	0.0	1	4.3	0	0.0	23	579,900	610,671
New Westminster													
February 2015	1	14.3	1	14.3	3	42.9	2	28.6	0	0.0	7	--	--
February 2014	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2015	1	7.7	3	23.1	7	53.8	2	15.4	0	0.0	13	834,000	828,200
Year-to-date 2014	0	0.0	2	40.0	1	20.0	2	40.0	0	0.0	5	--	--
North Vancouver City													
February 2015	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
February 2014	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	6	66.7	3	33.3	9	--	--
Year-to-date 2014	0	0.0	0	0.0	1	6.3	3	18.8	12	75.0	16	1,632,757	1,585,403
North Vancouver DM													
February 2015	0	0.0	0	0.0	0	0.0	4	18.2	18	81.8	22	2,220,000	2,180,838
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	10	30.3	23	69.7	33	2,060,000	2,028,663
Year-to-date 2014	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	1,887,850	1,996,821
Pitt Meadows													
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Port Coquitlam													
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2014	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	2	22.2	7	77.8	0	0.0	0	0.0	9	--	--
Port Moody													
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Richmond													
February 2015	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	1,980,000	1,987,038
February 2014	0	0.0	0	0.0	7	12.1	20	34.5	31	53.4	58	1,576,500	1,601,153
Year-to-date 2015	0	0.0	0	0.0	1	4.2	9	37.5	14	58.3	24	1,744,000	1,830,654
Year-to-date 2014	0	0.0	0	0.0	9	11.1	27	33.3	45	55.6	81	1,548,800	1,613,320

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
February 2015	4	6.1	30	45.5	24	36.4	7	10.6	1	1.5	66	749,000	829,045
February 2014	12	15.6	32	41.6	23	29.9	7	9.1	3	3.9	77	739,900	818,081
Year-to-date 2015	13	8.6	56	37.1	51	33.8	20	13.2	11	7.3	151	799,000	911,297
Year-to-date 2014	14	9.6	53	36.3	53	36.3	18	12.3	8	5.5	146	797,000	868,040
University Endowment Lands													
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
February 2015	0	0.0	0	0.0	0	0.0	5	8.9	51	91.1	56	2,406,281	2,749,344
February 2014	0	0.0	3	2.8	3	2.8	17	15.6	86	78.9	109	2,550,000	2,672,816
Year-to-date 2015	0	0.0	0	0.0	0	0.0	14	10.9	114	89.1	128	2,338,500	2,519,107
Year-to-date 2014	0	0.0	3	1.4	6	2.8	55	25.8	149	70.0	213	2,225,000	2,472,408
West Vancouver													
February 2015	0	0.0	0	0.0	0	0.0	2	11.1	16	88.9	18	3,194,500	2,979,661
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	8.0	23	92.0	25	3,200,000	3,213,956
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
White Rock													
February 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Indian Reserves													
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
February 2015	11	3.6	54	17.8	67	22.1	66	21.8	105	34.7	303	1,125,000	1,539,685
February 2014	17	4.5	61	16.3	68	18.1	85	22.7	144	38.4	375	1,260,000	1,599,562
Year-to-date 2015	29	5.1	99	17.3	113	19.8	119	20.8	212	37.1	572	1,200,000	1,527,021
Year-to-date 2014	36	5.1	90	12.9	121	17.3	190	27.1	263	37.6	700	1,269,281	1,590,214

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2015

Submarket	Feb 2015	Feb 2014	% Change	YTD 2015	YTD 2014	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby	1,346,689	1,244,638	8.2	1,323,188	1,297,100	2.0
Coquitlam	953,256	849,130	12.3	1,017,094	937,990	8.4
Delta	975,560	--	n/a	1,080,553	975,879	10.7
Langley City	--	--	n/a	--	--	n/a
Langley District	924,033	870,195	6.2	985,910	796,836	23.7
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	620,710	--	n/a	607,982	610,671	-0.4
New Westminster	--	--	n/a	828,200	--	n/a
North Vancouver City	--	--	n/a	--	1,585,403	n/a
North Vancouver DM	2,180,838	--	n/a	2,028,663	1,996,821	1.6
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,987,038	1,601,153	24.1	1,830,654	1,613,320	13.5
Surrey	829,045	818,081	1.3	911,297	868,040	5.0
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,749,344	2,672,816	2.9	2,519,107	2,472,408	1.9
West Vancouver	2,979,661	--	n/a	3,213,956	--	n/a
White Rock	--	--	n/a	--	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,539,685	1,599,562	-3.7	1,527,021	1,590,214	-4.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver
February 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	1,804	31.3	2,704	5,498	4,926	54.9	812,536	8.5	809,125
	February	2,570	41.1	2,743	4,860	4,678	58.6	846,978	11.3	811,647
	March	2,697	13.7	2,292	5,445	4,600	49.8	801,543	5.6	791,405
	April	3,090	15.9	2,651	6,118	4,898	54.1	801,171	8.3	794,341
	May	3,331	13.4	2,715	6,111	4,749	57.2	814,418	5.4	797,818
	June	3,452	29.4	2,902	5,518	4,811	60.3	796,714	4.4	802,749
	July	3,111	4.2	2,749	5,115	4,868	56.5	805,061	6.3	822,430
	August	2,820	10.3	2,992	4,036	4,788	62.5	802,763	2.3	801,927
	September	2,965	17.5	2,969	5,348	4,787	62.0	836,735	6.4	833,455
	October	3,113	15.4	2,999	4,608	4,942	60.7	819,336	5.6	815,917
	November	2,567	7.4	3,022	3,115	4,853	62.3	801,450	3.4	829,610
	December	2,173	9.2	2,957	1,937	4,809	61.5	819,384	4.3	847,661
2015	January	1,948	8.0	3,145	4,887	4,708	66.8	827,558	1.8	826,388
	February	3,108	20.9	3,365	5,566	5,144	65.4	879,069	3.8	839,881
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	7,071	27.0		15,803			820,861	8.4	
	Q1 2015	N/A			N/A			N/A		
	YTD 2014	4,374	36.9		10,358			832,773	10.2	
	YTD 2015	5,056	15.6		10,453			859,223	3.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2015

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	96.4	118.7	1,266	6.2	65.0	895
	February	595	3.14	5.24	96.4	119.5	1,270	6.2	65.1	883
	March	581	3.14	4.99	96.3	120.3	1,269	5.9	64.8	879
	April	570	3.14	4.79	96.0	120.7	1,268	5.8	64.6	878
	May	570	3.14	4.79	95.8	121.2	1,273	5.7	64.7	877
	June	570	3.14	4.79	95.7	121.4	1,276	5.7	64.8	878
	July	570	3.14	4.79	95.5	121.2	1,278	5.8	64.8	878
	August	570	3.14	4.79	95.8	121.2	1,275	5.8	64.6	887
	September	570	3.14	4.79	95.8	121.2	1,275	6.0	64.6	894
	October	570	3.14	4.79	96.2	120.6	1,277	6.2	64.8	888
	November	570	3.14	4.79	96.0	120.5	1,283	6.2	65.0	885
	December	570	3.14	4.79	95.9	119.6	1,283	6.0	64.8	890
2015	January	570	3.14	4.79	95.8	119.7	1,284	5.8	64.7	906
	February	567	2.89	4.74		120.6	1,282	5.9	64.5	913
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
February 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2015	14	0	0	0	25	67	2	2	110
February 2014	17	0	0	0	0	0	1	3	21
% Change	-17.6	n/a	n/a	n/a	n/a	n/a	100.0	-33.3	**
Year-to-date 2015	21	0	0	0	25	67	5	3	121
Year-to-date 2014	30	0	0	0	0	0	3	4	37
% Change	-30.0	n/a	n/a	n/a	n/a	n/a	66.7	-25.0	**
UNDER CONSTRUCTION									
February 2015	180	0	0	0	88	256	20	32	576
February 2014	139	0	0	0	61	192	12	221	625
% Change	29.5	n/a	n/a	n/a	44.3	33.3	66.7	-85.5	-7.8
COMPLETIONS									
February 2015	14	0	0	0	19	90	2	2	127
February 2014	15	0	0	0	6	0	2	34	57
% Change	-6.7	n/a	n/a	n/a	**	n/a	0.0	-94.1	122.8
Year-to-date 2015	17	0	0	0	19	90	2	3	131
Year-to-date 2014	27	0	0	0	6	0	4	36	73
% Change	-37.0	n/a	n/a	n/a	**	n/a	-50.0	-91.7	79.5
COMPLETED & NOT ABSORBED									
February 2015	45	0	0	0	53	64	n/a	n/a	162
February 2014	59	0	0	0	76	0	n/a	n/a	135
% Change	-23.7	n/a	n/a	n/a	-30.3	n/a	n/a	n/a	20.0
ABSORBED									
February 2015	17	0	0	0	5	42	n/a	n/a	64
February 2014	18	0	0	0	5	0	n/a	n/a	23
% Change	-5.6	n/a	n/a	n/a	0.0	n/a	n/a	n/a	178.3
Year-to-date 2015	20	0	0	0	6	42	n/a	n/a	68
Year-to-date 2014	35	1	0	0	16	10	n/a	n/a	62
% Change	-42.9	-100.0	n/a	n/a	-62.5	**	n/a	n/a	9.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
February 2015	6	0	0	0	25	67	0	2	100
February 2014	9	0	0	0	0	0	0	3	12
Mission DM									
February 2015	8	0	0	0	0	0	2	0	10
February 2014	8	0	0	0	0	0	1	0	9
Indian Reserves									
February 2015	0	0	0	0	0	0	0	0	0
February 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
February 2015	14	0	0	0	25	67	2	2	110
February 2014	17	0	0	0	0	0	1	3	21
UNDER CONSTRUCTION									
Abbotsford City									
February 2015	99	0	0	0	88	256	10	32	485
February 2014	83	0	0	0	61	150	6	221	521
Mission DM									
February 2015	81	0	0	0	0	0	10	0	91
February 2014	56	0	0	0	0	42	6	0	104
Indian Reserves									
February 2015	0	0	0	0	0	0	0	0	0
February 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
February 2015	180	0	0	0	88	256	20	32	576
February 2014	139	0	0	0	61	192	12	221	625
COMPLETIONS									
Abbotsford City									
February 2015	8	0	0	0	19	90	0	2	119
February 2014	9	0	0	0	6	0	1	34	50
Mission DM									
February 2015	6	0	0	0	0	0	2	0	8
February 2014	6	0	0	0	0	0	1	0	7
Indian Reserves									
February 2015	0	0	0	0	0	0	0	0	0
February 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
February 2015	14	0	0	0	19	90	2	2	127
February 2014	15	0	0	0	6	0	2	34	57

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
February 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
February 2015	21	0	0	0	53	64	n/a	n/a	138
February 2014	36	0	0	0	76	0	n/a	n/a	112
Mission DM									
February 2015	24	0	0	0	0	0	n/a	n/a	24
February 2014	23	0	0	0	0	0	n/a	n/a	23
Indian Reserves									
February 2015	0	0	0	0	0	0	n/a	n/a	0
February 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
February 2015	45	0	0	0	53	64	n/a	n/a	162
February 2014	59	0	0	0	76	0	n/a	n/a	135
ABSORBED									
Abbotsford City									
February 2015	11	0	0	0	5	42	n/a	n/a	58
February 2014	13	0	0	0	5	0	n/a	n/a	18
Mission DM									
February 2015	6	0	0	0	0	0	n/a	n/a	6
February 2014	5	0	0	0	0	0	n/a	n/a	5
Indian Reserves									
February 2015	0	0	0	0	0	0	n/a	n/a	0
February 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
February 2015	17	0	0	0	5	42	n/a	n/a	64
February 2014	18	0	0	0	5	0	n/a	n/a	23

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type February 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	% Change
Abbotsford City	6	9	0	0	25	0	69	3	100	12	**
Mission DM	10	9	0	0	0	0	0	0	10	9	11.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	16	18	0	0	25	0	69	3	110	21	**

Table 2.1: Starts by Submarket and by Dwelling Type January - February 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	13	17	0	0	25	0	70	4	108	21	**
Mission DM	13	16	0	0	0	0	0	0	13	16	-18.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	26	33	0	0	25	0	70	4	121	37	**

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014
Abbotsford City	25	0	0	0	67	0	2	3
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	25	0	0	0	67	0	2	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	25	0	0	0	67	0	3	4
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	25	0	0	0	67	0	3	4

Table 2.4: Starts by Submarket and by Intended Market
February 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014
Abbotsford City	6	9	92	0	2	3	100	12
Mission DM	8	8	0	0	2	1	10	9
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	14	17	92	0	4	4	110	21

Table 2.5: Starts by Submarket and by Intended Market
January - February 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	11	17	92	0	5	4	108	21
Mission DM	10	13	0	0	3	3	13	16
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	21	30	92	0	8	7	121	37

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
February 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	% Change
Abbotsford City	8	10	0	0	19	6	92	34	119	50	138.0
Mission DM	8	7	0	0	0	0	0	0	8	7	14.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	16	17	0	0	19	6	92	34	127	57	122.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	11	19	0	0	19	6	93	36	123	61	101.6
Mission DM	8	12	0	0	0	0	0	0	8	12	-33.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	19	31	0	0	19	6	93	36	131	73	79.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014
Abbotsford City	19	6	0	0	90	0	2	34
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	19	6	0	0	90	0	2	34

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	19	6	0	0	90	0	3	36
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	19	6	0	0	90	0	3	36

Table 3.4: Completions by Submarket and by Intended Market
February 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014
Abbotsford City	8	9	109	6	2	35	119	50
Mission DM	6	6	0	0	2	1	8	7
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	14	15	109	6	4	36	127	57

Table 3.5: Completions by Submarket and by Intended Market
January - February 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	11	16	109	6	3	39	123	61
Mission DM	6	11	0	0	2	1	8	12
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	17	27	109	6	5	40	131	73

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
February 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
February 2015	0	0.0	4	36.4	3	27.3	2	18.2	2	18.2	11	598,000	636,834
February 2014	0	0.0	2	15.4	6	46.2	2	15.4	3	23.1	13	625,000	641,315
Year-to-date 2015	0	0.0	4	28.6	6	42.9	2	14.3	2	14.3	14	594,000	627,148
Year-to-date 2014	0	0.0	4	19.0	9	42.9	4	19.0	4	19.0	21	620,000	633,848
Mission DM													
February 2015	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
February 2014	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2015	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2014	6	42.9	6	42.9	2	14.3	0	0.0	0	0.0	14	454,900	453,978
Indian Reserves													
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
February 2015	2	11.8	8	47.1	3	17.6	2	11.8	2	11.8	17	539,900	568,287
February 2014	3	16.7	3	16.7	7	38.9	2	11.1	3	16.7	18	578,900	589,987
Year-to-date 2015	2	10.0	8	40.0	6	30.0	2	10.0	2	10.0	20	552,500	571,789
Year-to-date 2014	6	17.1	10	28.6	11	31.4	4	11.4	4	11.4	35	564,900	561,900

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2015						
Submarket	Feb 2015	Feb 2014	% Change	YTD 2015	YTD 2014	% Change
Abbotsford City	636,834	641,315	-0.7	627,148	633,848	-1.1
Mission DM	--	--	n/a	--	453,978	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	568,287	589,987	-3.7	571,789	561,900	1.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
February 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	729	26.6	1,155	2,376	2,254	51.2	491,415	13.0	512,356
	February	1,044	20.4	1,173	2,351	2,270	51.7	524,435	11.4	516,434
	March	1,195	15.0	1,085	2,524	2,204	49.2	505,698	4.7	506,428
	April	1,396	9.4	1,196	2,877	2,260	52.9	504,550	1.8	495,504
	May	1,546	19.7	1,260	2,903	2,306	54.6	536,186	7.3	520,742
	June	1,598	27.0	1,251	2,677	2,352	53.2	516,798	3.4	503,481
	July	1,526	10.4	1,237	2,377	2,082	59.4	503,722	0.6	501,158
	August	1,231	1.8	1,261	2,156	2,303	54.8	528,939	9.7	526,015
	September	1,344	24.7	1,358	2,529	2,334	58.2	520,477	5.8	520,275
	October	1,376	16.3	1,363	2,124	2,297	59.3	528,118	8.2	530,662
	November	1,053	14.5	1,343	1,507	2,325	57.8	518,977	-0.2	535,115
	December	979	20.1	1,333	995	2,409	55.3	523,874	7.8	535,021
2015	January	802	10.0	1,359	2,327	2,327	58.4	524,068	6.6	544,488
	February	1,262	20.9	1,426	2,348	2,304	61.9	551,811	5.2	543,450
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	2,968	19.6		7,251			508,781	8.8	
	Q1 2015	N/A			N/A			N/A		
	YTD 2014	1,773	22.9		4,727			510,858	11.9	
	YTD 2015	2,064	16.4		4,675			541,031	5.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
February 2015

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	95.0	117.1	89	8.2	67.7	804
	February	595	3.14	5.24	95.0	118.0	88	8.4	67.5	809
	March	581	3.14	4.99	94.9	118.6	88	7.6	67.0	809
	April	570	3.14	4.79	94.6	119.0	90	7.4	67.6	800
	May	570	3.14	4.79	94.4	119.7	89	7.4	67.4	793
	June	570	3.14	4.79	94.3	119.8	88	7.7	66.5	805
	July	570	3.14	4.79	94.2	119.6	86	8.0	65.2	818
	August	570	3.14	4.79	94.4	119.6	85	8.0	64.3	828
	September	570	3.14	4.79	94.4	119.5	85	7.6	63.9	814
	October	570	3.14	4.79	94.7	119.0	86	6.7	64.2	805
	November	570	3.14	4.79	94.5	118.8	86	6.5	63.9	815
	December	570	3.14	4.79	94.5	118.1	86	6.4	64.1	836
2015	January	570	3.14	4.79	94.4	118.0	86	6.2	64.0	846
	February	567	2.89	4.74		118.9	88	5.9	65.0	850
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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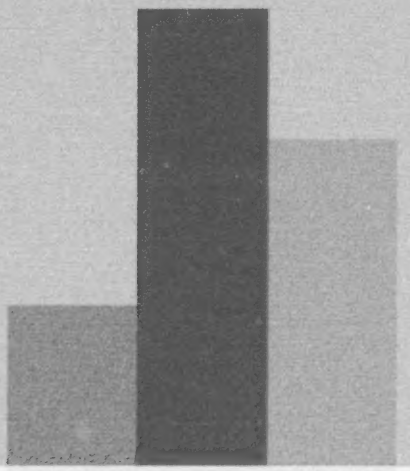

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